



FOUR SEASONS

PRIVATE RESIDENCES

NEW CAIRO CAPITAL AT MADINATY

A TMG DEVELOPMENT



The
ULTIMATE
Residence
IN CAIRO

*Four Seasons Private Residences
New Cairo Capital at Madinaty, is
an iconic address at the heart of an
extraordinary city, located on 185
feddans of verdant parkland.*

“ *We have united the world’s leading architects, engineers and contractors to turn our vision into reality and create a destination beyond anything that exists in Cairo today.* ”

Hisham Talaat Moustafa

CEO & MANAGING DIRECTOR
Talaat Moustafa Group



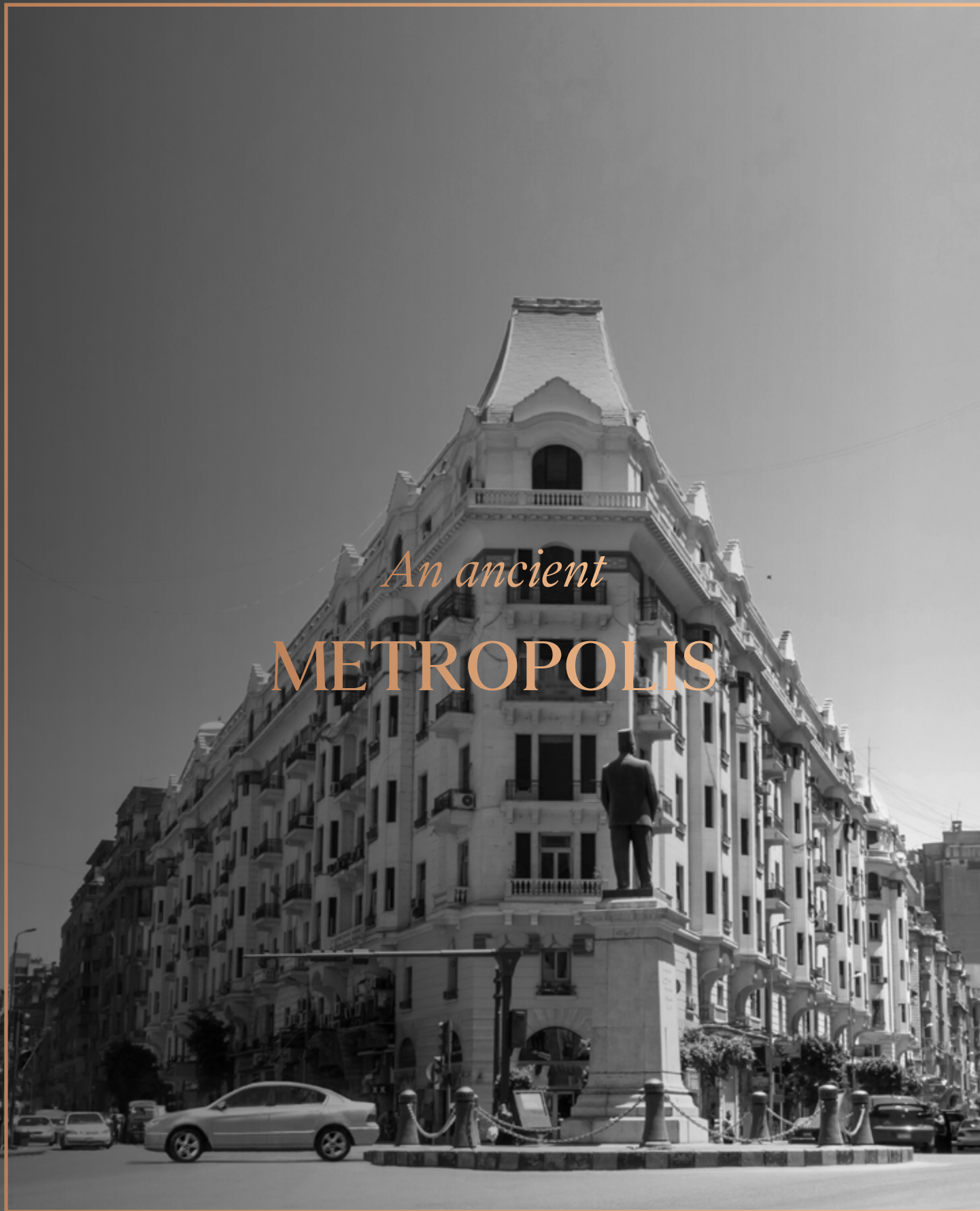


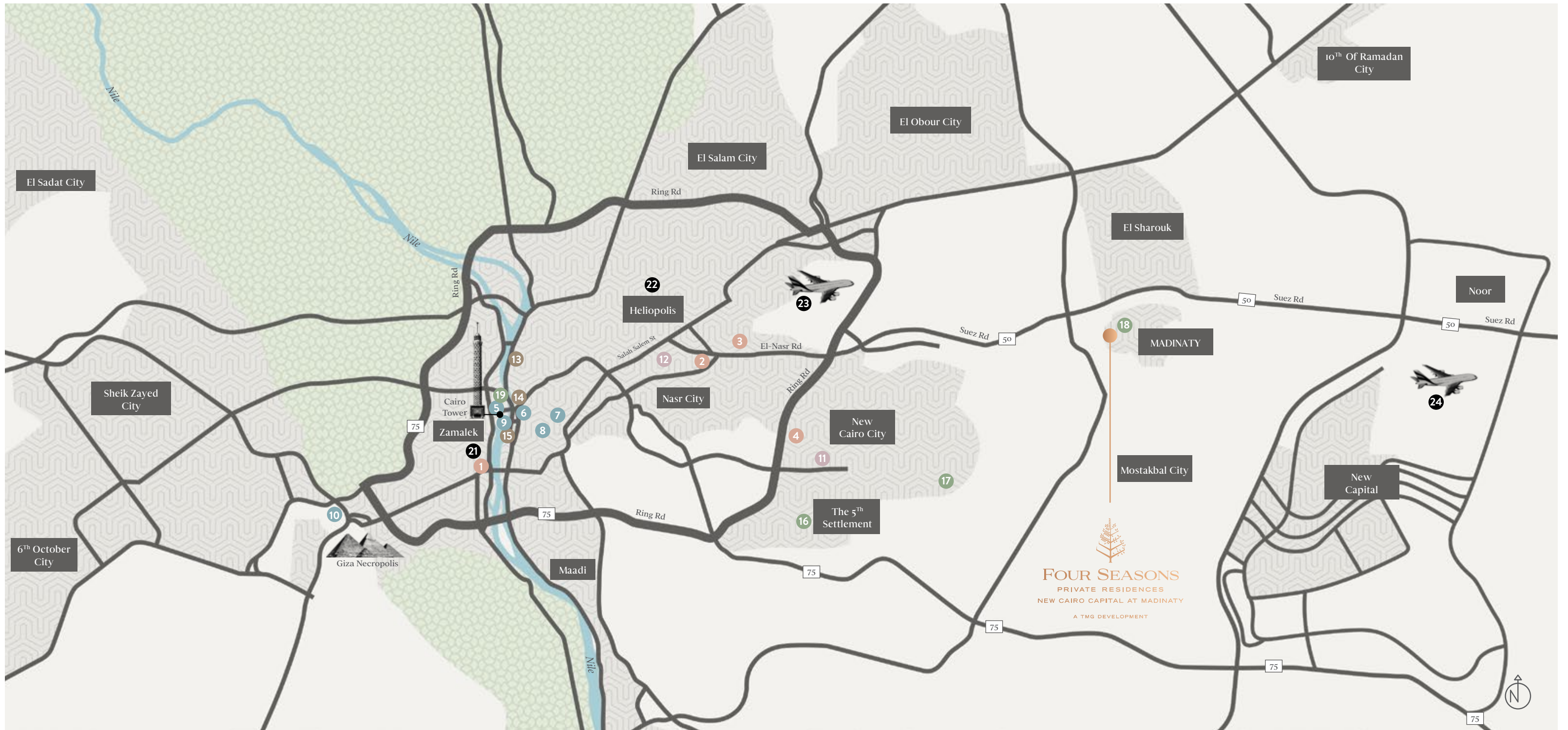
CAIRO

An ancient metropolis and one of the world's oldest inhabited cities, is renowned for its antiquity. Giza in Greater Cairo is host to the only remaining 'Seven Wonders of the Ancient World'.

It's still a place filled with secrets and biblical stories,, many of which will be revealed in the highly-anticipated Grand Egyptian Museum, which will become the largest archeological museum in the world upon opening.

An ancient
METROPOLIS





MAP of CAIRO

- | | | | | | |
|---|---|--|---|---|--|
| <ul style="list-style-type: none"> ● Shopping 1. The First Mall 2. City Stars Mall 3. The District 4. Cairo Festival City Mall | <ul style="list-style-type: none"> ● Sports 11. Petrosport Stadium 12. Cairo International Stadium | <ul style="list-style-type: none"> ● Arts & Culture 5. Museum Of Modern Egyptian Arts 6. The Egyptian Museum 7. Museum of Islamic Art Cairo 8. Abdeen Palace Museum 9. The Palace Of Arts 10. Grand Egyptian Museum | <ul style="list-style-type: none"> ● Hotels 13. Fairmont Nile City Hotel 14. The Nile Ritz-Carlton 15. Four Seasons at Nile Plaza | <ul style="list-style-type: none"> ● Golf Courses 16. Katameya Heights Health Club 17. Katameya Dunes Golf & Social club 18. Madinaty Golf Club 19. Gezira Golf Course | <ul style="list-style-type: none"> ● Other 20. Future University in Egypt 21. Cairo University 22. AUC - The American University 23. Cairo International Airport 24. Capital Airport |
|---|---|--|---|---|--|



Cairo is a city of remarkable diversity, with astonishing old world culture and architecture, mixed with the emerging smart cities like Madinaty.



These new communities and urban areas are elevating the quality of life for residents and tourists alike, with smart tech solutions, an abundance of green spaces, wide boulevards and accessible conveniences.



A
DYNAMIC
City



MADINATY

Madinaty is a city of international standards located in East Cairo, at the heart of the capital's new evolution.

Close to phenomenal facilities, essential infrastructure, including the international airport, leading private schools and hospitals; this dynamic, modern extension to new Cairo provides a high-end contemporary lifestyle for its residents.



EXCEPTIONAL CONVENIENCES

& attractions on your doorstep

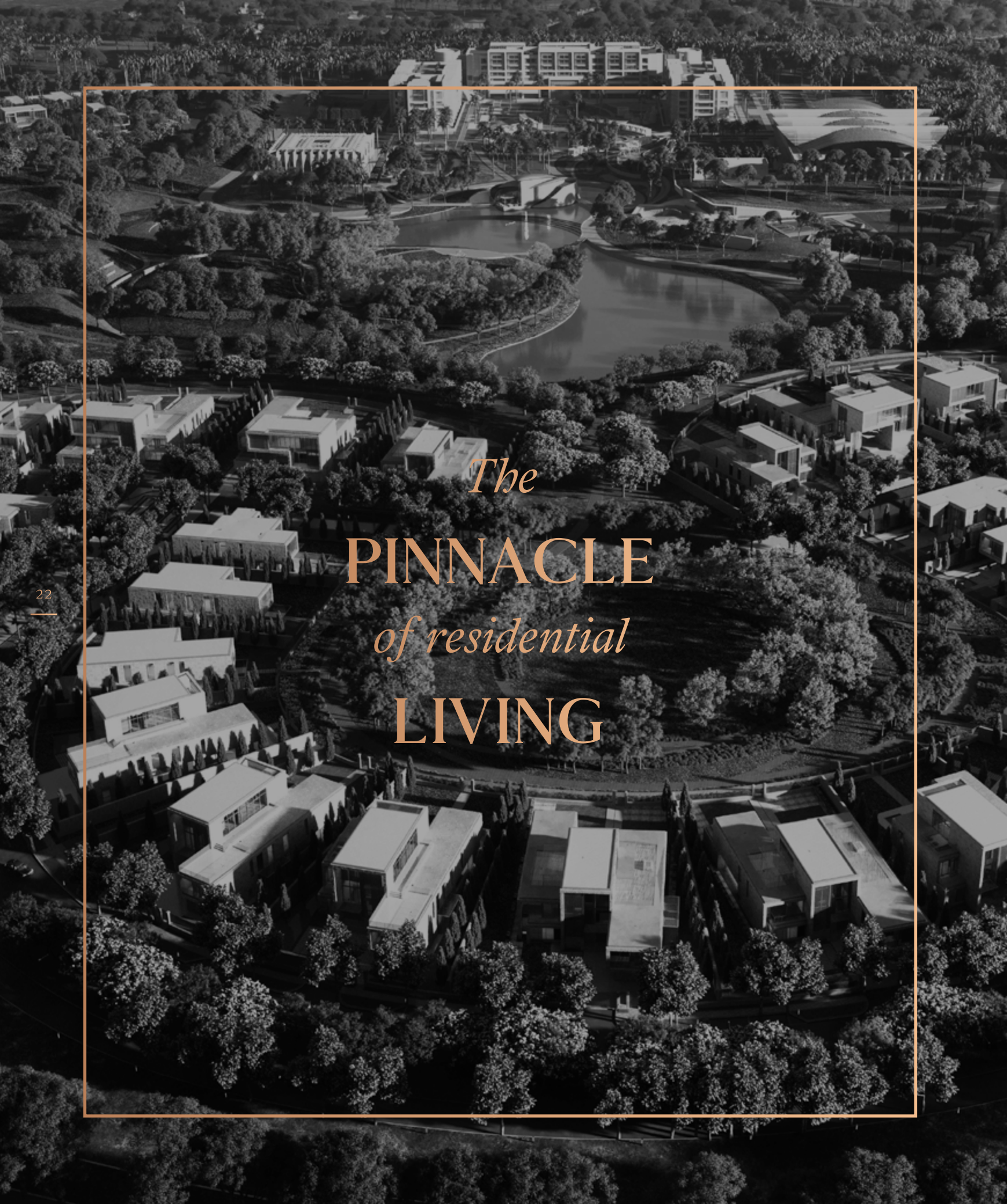
Our residents can enjoy a wide range of exceptional shopping experiences, leisure activities and attractions for the whole family in Madinaty, where luxury hotels, gourmet restaurants and world class golf courses are just moments away.

MAP of MADINATY





A
PRESTIGIOUS
Neighbourhood



The
PINNACLE
of residential
LIVING



The
ESTATE

NESTLED AMONGST CAREFULLY
LANDSCAPED GARDENS AND MANICURED
AVENUES, THIS EXCEPTIONAL RESIDENTIAL
ESTATE PROVIDES A DISCREET, SECURE AND
PRIVATE COMMUNITY UNLIKE ANY OTHER,
AT THE HEART OF CAIRO'S NEW CAPITAL.

Impeccably designed by the legendary Pierre Yves Rochon, all 187 residences offer an exemplary attention to detail and an unparalleled level of quality, combining a rare selection of materials and exquisite artisanal details.



The MASTERPLAN

If Madinaty is New Cairo's most precious jewel, Four Seasons Private Residences New Cairo Capital at Madinaty is its most exquisite stone.

Set amongst beautifully manicured parkland, the estate brings to this new city an elevated lifestyle opportunity and a truly iconic address.



● Facilities

1. The Ballroom
2. Spa & Wellness Centre
3. Lake Restaurant
4. Sports Centre
5. Tennis Courts

● Hotel

● Residences

● Villas

Legendary
HOSPITALITY



THE HOTEL

Whilst the private residences offer our residents peace, quiet and the utmost privacy, the hotel is the perfect place to connect with other owners and appreciate legendary hospitality of Four Seasons, its exceptional facilities and the attractions surrounding Madinaty.

The hotel has 342 rooms and suites, all of which feature sweeping vistas of the glorious landscaped gardens. The exquisite standard rooms have been designed as single volume, with purposefully created night spaces for sleeping, dedicated living areas and beautifully planted terraces. Grand suites offer spacious double storey layouts with enchanting and private roof-top gardens.



A truly unique
PRIVATE ESTATE

Surrounded by intimate landscaped gardens, private lawns and palm fringed avenues, this unique estate is a privileged and enchanting place, filled with extraordinary treasures to be discovered.



A breathtaking
SENSE OF ARRIVAL

The arrival is experienced under a massive white pergola that is a breathtaking feature. Reached via an arched boulevard, the entrance leads guests to a trellised open court that was inspired by the cubic crystalline outcroppings of the White Desert.



World class amenities surrounded by
LUSH GARDENS

This iconic central pavilion features a multi-story reception, lobbies, restaurants, bars, shops and guest services, while lush roof terrace gardens have been installed to immerse guests in nature.



Extraordinary
FINE DINING EXPERIENCES

The Lake Restaurant has been designed like a felucca ready to set sail down the Nile. Located amongst exquisite gardens, it is elegantly perched above land and water.



Facilities that resemble
WORKS OF ART

The spa's sculptured, ultra-light white concrete arcade forms an elegant external perimeter. Within, there is a gentle veil of custom-patterned cream ceramic-coated screens to provide privacy and filter the direct sunlight mimicking traditional Egyptian lacework.

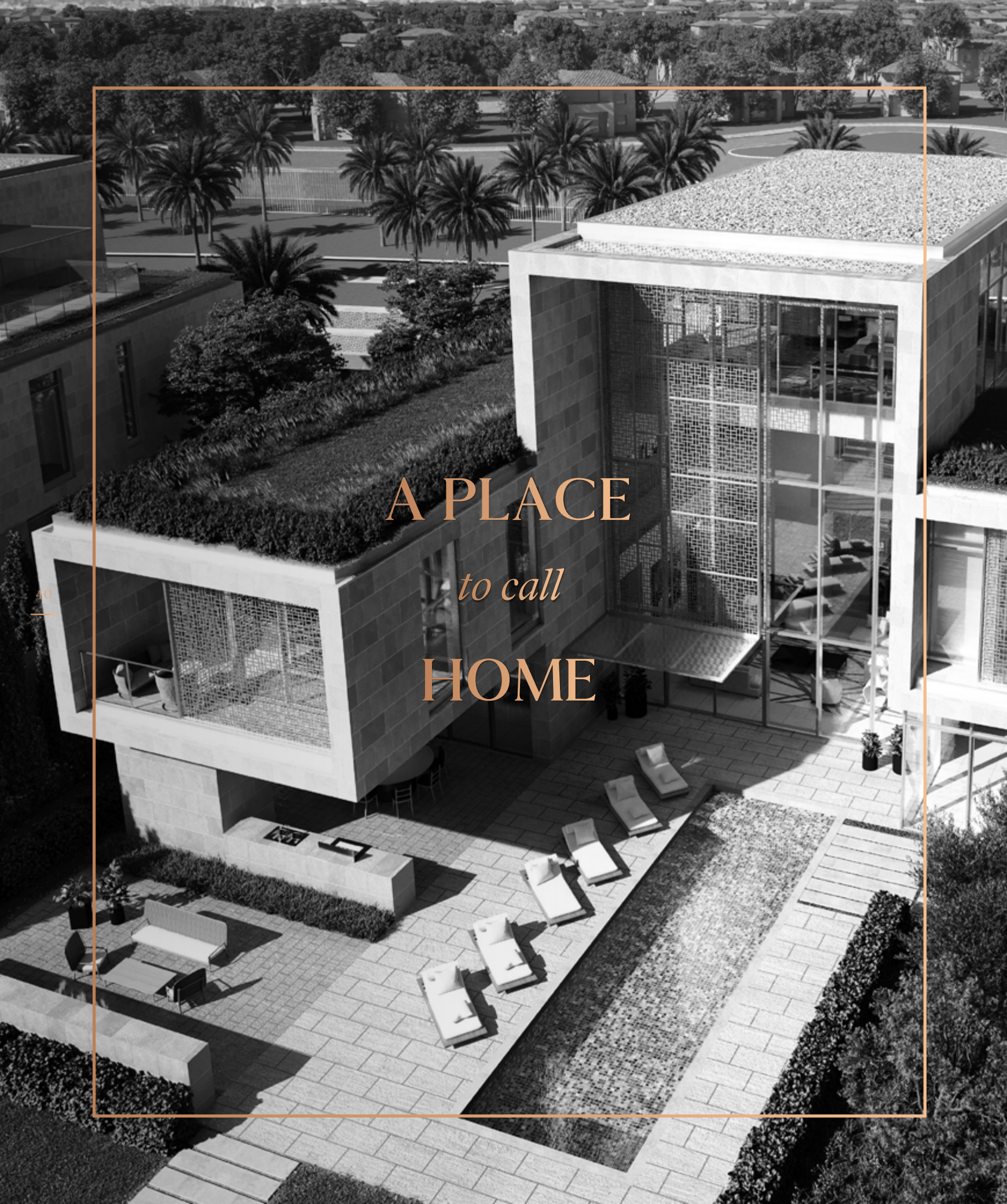


“ *On Madinaty, we made a conscious effort to move away from our traditional approach to designing a hotel and its components, in favour of creating a destination hotel and signature residences where art is at the heart of the design philosophy. The result is phenomenal.* ”

Pierre-Yves Rochon

SIGNATURE DESIGN ARCHITECT

Four Seasons Private Residences New Cairo Capital at Madinaty



A PLACE
to call
HOME

107 VILLAS AND 80 LUXURY RESIDENCES,
MANAGED BY THE GREATEST NAME IN
HOTEL SERVICE.

Surrounded by the Great Park, the private
residences have been designed with exquisite
detail, using the finest materials to create a
collection of truly unique and iconic homes.



THE VILLAS

The pinnacle of living on this privileged estate

Our luxury villas have been conceived to bring the ultimate lifestyle community to Cairo and Madinaty. The architecture evokes a contemporary design direction that is sympathetic to the surroundings and complements the extraordinary landscaping and parkland, with generous gardens and elevated green terraces.



The villas are designed to create private worlds within the estate's remarkable grounds.



An innovative configuration provides a multi-story central space around which the living, dining, family and bedroom areas are conceived. Extensive roof gardens open to vistas overlooking private gardens and the Great Park.



There are 107 villas available in six custom design styles and sizes, ranging from 425m² to 1,200m² for the ultimate residential space. The interior design is exquisite, with voluminous limestone rooms and generous glass window walls that are shaded by custom designed screens that shimmer in the sunlight and create daylong patterns of beautiful light and graceful shadows reminiscent of majestic Egyptian palaces.





THE RESIDENCES

Custom designed amongst private gardens

Located in a privileged position adjacent to the hotel grounds, the custom designed apartments are clustered together in a neighbourhood of private gardens, with shaded roof terraces and splendid roof gardens, with private amenity areas and luxurious pools.



The residences are conveniently located to benefit from hotel and concierge services.



There are two building clusters comprising 80 apartments, with five unit types ranging from 145m² of living space and up to a generous 240m². The two clusters are carefully woven together around shaded arrival courtyards that connect to private underground car parks.



Designed with the discerning in mind, the residences offer a new level of luxury living and a private community with access to remarkable grounds and the amenities of Four Seasons New Cairo Capital at Madinaty.



The RESIDENTIAL SERVICE

THE DEFINITION OF LUXURY MODERN LIVING
BY FOUR SEASONS, DELIVERING LEGENDARY
SERVICE, WORLD-CLASS AMENITIES AND A
SEAMLESS OWNERSHIP EXPERIENCE

Enjoy a curated lifestyle through anticipatory service and meticulous attention to detail, via our dedicated residential team, who are at hand to enhance and elevate every aspect of daily life. Whether you are home or away, the brand's property management and dedicated residential team protect, secure and maintain your residence, providing peace of mind.





Standard Services

- Dedicated Director of Residences.
- Access to front desk hotel services.
- Bellman services available 24 hours a day, 7 days a week.
- Concierge services
- Mail service and package collection
- Golf cart transport between residence and hotel
- Cable TV & high-speed internet.
- Interior and exterior pest control services
- Exterior landscaping services
- Refuse Collection
- Pool cleaning and maintenance
- Exterior window cleaning
- Inspection and maintenance of air conditioning
- Insurance for the Common Areas.
- Security patrol

A La Carte Services

- Residential housekeeping services
- Interior maintenance
- Engineering Services
- Grocery purchasing and fridge stocking
- Conference Services/Meeting Rooms
- Locksmith services
- Seamstress services
- Personal Laundry or dry cleaning
- Spa Treatments
- In-residence dining and catering
- Chauffer drive
- Babysitting services

At Four Seasons we make sure that every need is met through a mix of standard and “à la carte” services, plus access to all available amenities of the hotel and resort.

Mesmerising
DINING EXPERIENCES



The restaurant and the terrace represent the deck of the ship with great 'sails' floating above to offer shade from the Egyptian sun. The nautical association continues inside, with decor of varnished wood and cream leather, elegantly inspired by old motor yachts like the classic Riva.



Just one of many dining experiences available to owners at Four Seasons, the Lake Restaurant offers a diverse menu to suit every occasion and taste. Shaded outdoor spaces provide a unique dining and socializing opportunity in a setting that is both artistic and peaceful.

The Trattoria Restaurant, designed as an Italian garden, with pale stone and terracotta surfaces, lemon trees and a typical wood fire oven for legendary home-made pizzas, also has a discreet olive oil cellar that provides an additional private dining experience.

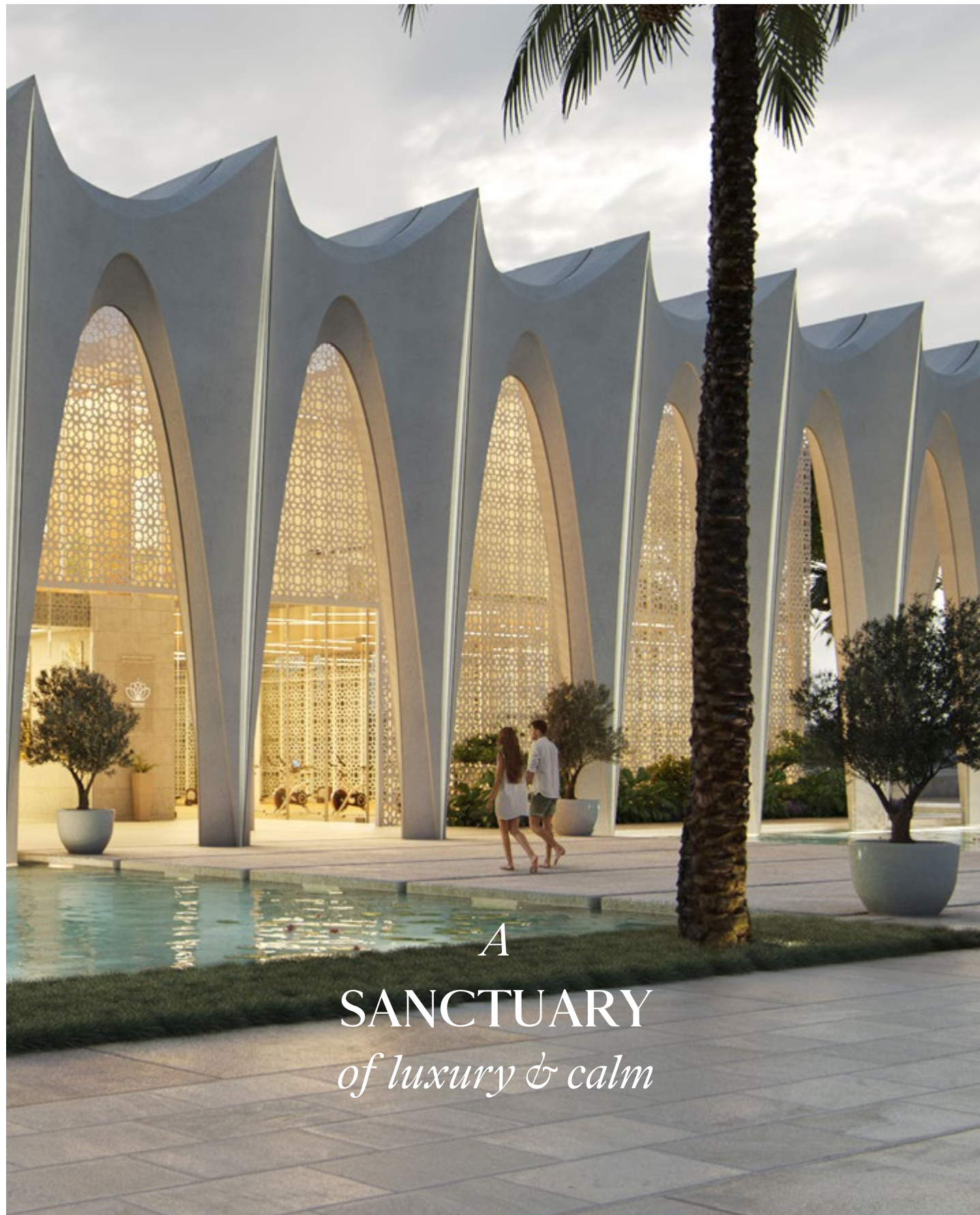


For those searching for a more tranquil atmosphere, the Tea Room with its comfortable dark wooden and black marble boxes will allow you to relax.

You can feel at home whilst having perfect service, in the private dining room which is the central feature at The Grill, or maybe try the Gourmet Market in the winter gardens that provides a world of tastes. For an aperitif, sneak under the grand staircase to the hotel bar, which is recessed into the vaulted walls and surrounded by an emerald glass chandelier.

Experience
CREATIONS
from our
WORLD CLASS
chefs





A
SANCTUARY
of luxury & calm



SPA & WELLNESS

SITTING ELEGANTLY WITHIN THE GARDENS AND SURROUNDED BY AN ORNAMENTAL LAKE, THE SPA IS A PRIVATE AND SOULFUL REFUGE, PROVIDING VISITORS WITH A UNIQUE AND DELICATELY DETAILED SPACE FOR HEALTH AND PEACEFUL MEDITATION.

The spa functions are cleverly distributed between two floors, with private treatment areas occupying the elevated level, while the more vigorous athletic programs take place below. To ensure owners benefit from the very best advice and knowledge available, we have elisted world-class consultants and expert coaches to help owners achieve their individual goals and aspirations.



SPORTS & ACTIVITIES

THE RESORT HAS AN EXTENSIVE ARRAY
OF FIRST CLASS SPORTS FACILITIES AND
CLASSES FOR THOSE AT EVERY LEVEL.

Compete against friends on our tennis and multi sport courts, or drop in to our state-of-the-art fitness centre and challenge yourself in a group class, meet with a personal trainer or move at your own pace with an invigorating jog on a treadmill overlooking the magnificent gardens.



*We place your wellbeing
AT THE CENTRE
of everything we do.*

A place of
IMAGINATION & DISCOVERY



KIDS FOR ALL SEASONS

**THE KIDS FOR ALL SEASONS BUILDING IS
LOCATED ACROSS THE LAKE FROM THE
RESTAURANT, ACCESSED VIA A GENTLY
CURVING RIBBON BRIDGE.**

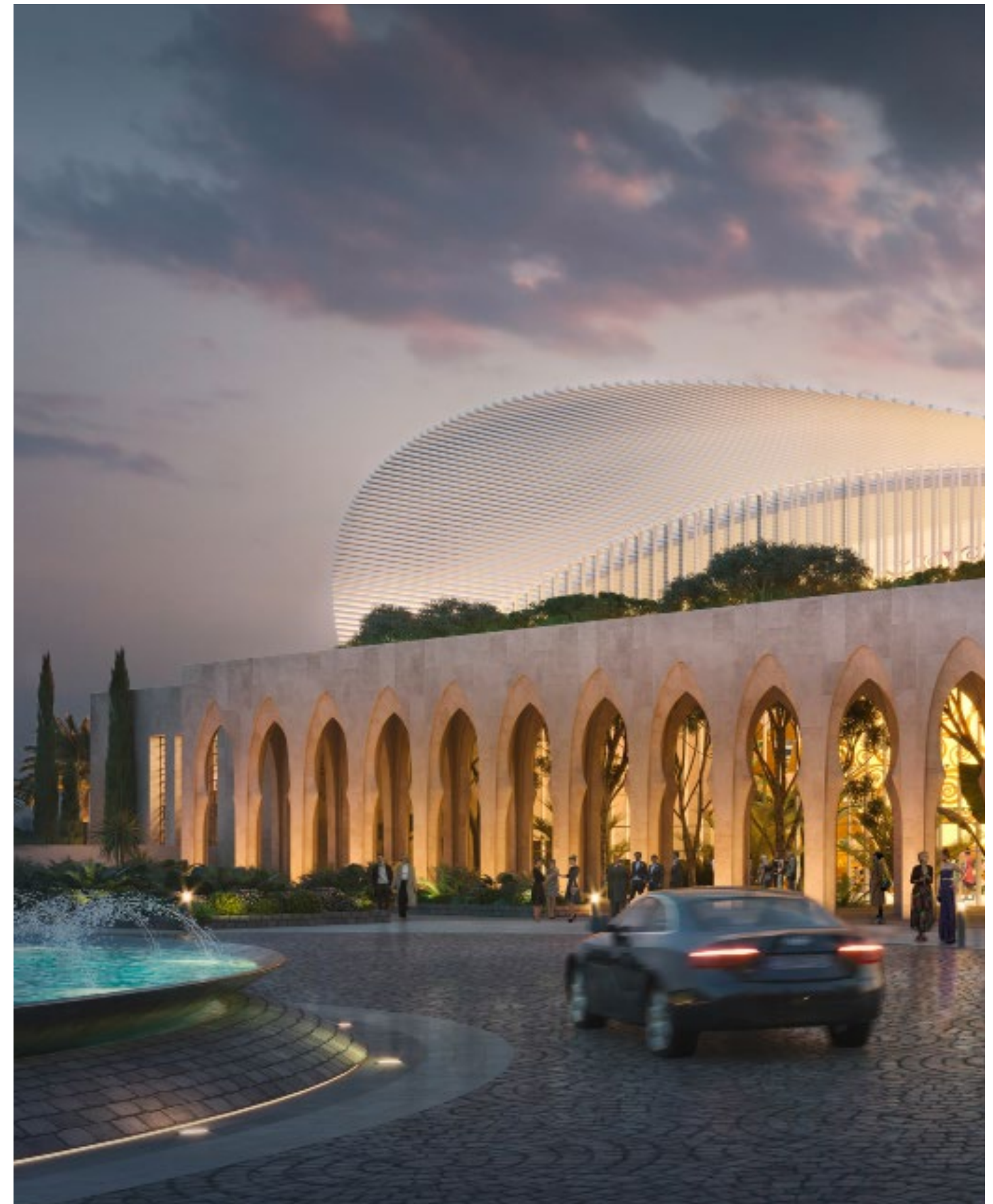
The Kids Club's playful design invites children to explore the spaces within, around, and above. Accommodating all interests, there are computers, quiet areas and reading dens, crafts and games activities, wooden hang nests and a teen snack bar.



The BALLROOM

A DESTINATION FOR THE MOST IMPORTANT
AND PRIVILEGED FAMILY, BUSINESS, AND
SOCIAL OCCASIONS.

The Ballroom is situated on an extravagant boulevard, flanked by beautifully symmetrical gardens that set the stage for a formal event space. A circular court provides an elegant entry to the ballroom building via an arcaded aromatic garden. This, in turn, opens to a generous event lawn that overlooks the hotel's landscaped gardens, creating a striking and unique venue for outdoor celebrations.





THE GREAT PARK & GARDENS

AN OTHERWORLDLY SPACE DESIGNED TO ENTRANCE AND AMAZE

A key feature of this prestigious estate, the great park's botanical gardens function as the 'lungs' of Four Seasons Private Residences New Cairo Capital at Madinaty, refreshing the air, shading guests and residents, and providing an environment that is clean, healthy, and rejuvenating.

An
EXTRAORDINARY
team has been
ASSEMBLED



Four Seasons Private Residences New Cairo Capital at Madinaty has been made possible by gathering the world's leading talent in hospitality design and resort conception, including the legendary Pierre Yves Rochon, the iconic architecture cabinet of Perkins & Will and the landscaping genius of SWA.

In close collaboration with Four Seasons Hotels and Resorts and Talaat Moustafa Group, they have exceeded all expectations.

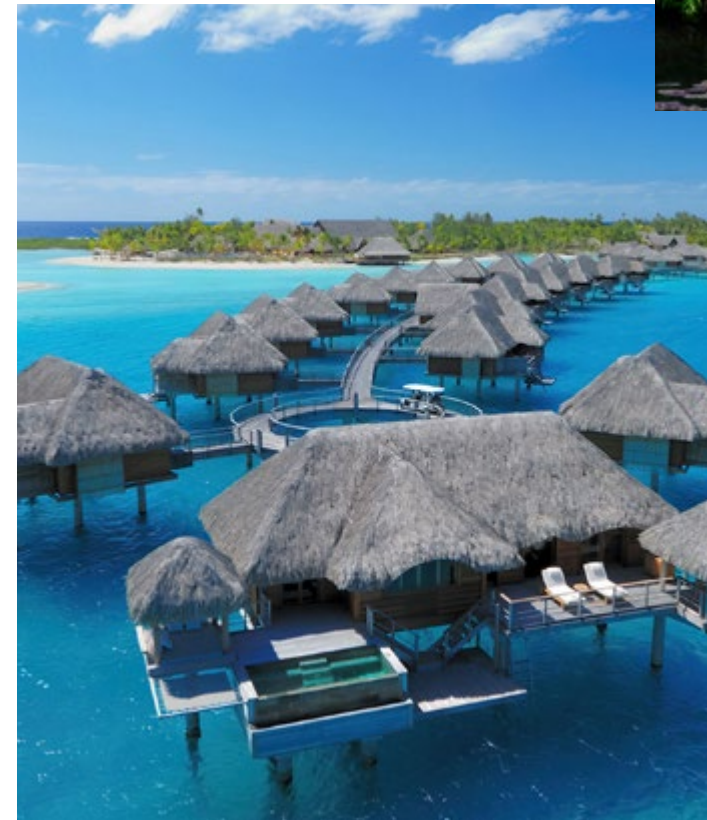


The
GREATEST NAME
in
HOTEL SERVICE

“

The reason for our success is no secret. It's the Golden Rule – the simple idea that we should treat others the way we would want to be treated. ”

*Isadore Sharp - Founder and Chairman
 Four Seasons Hotels and Resorts*



Pioneers in branded real estate since 1985, with 45 private residences operational around the world, Four Seasons Hotels and Resorts is the leading operator in the branded residences sector, forming lasting partnerships with the world's leading developers, to create a remarkable lifestyle for our owners and their families.

Four Seasons Hotels and Resorts partners with the world's most renowned architects and designers who share our vision of offering only experiences of exceptional quality.



A
VISIONARY
designer

Pierre-Yves Rochon (PYR) was founded in Paris in 1979 to create interior design solutions for luxury hospitality and residential environments



PYR has been entrusted with iconic historic landmarks as well as cutting-edge developments around the world as a direct result of the creative integrity, authenticity and craftsmanship they bring to every project. Their design achievements deliver award-winning results for major international hospitality brands, PYR has created restaurant environments for some of the world's most innovative chefs.

Industry
LEADERS
in Design
EXCELLENCE

“We strive to achieve excellence in all aspects of design quality, professionalism, client satisfaction, and ultimately, to improve the quality of life for current and future generations.”

- Phil Harrison, Chief Executive Officer

Perkins & Will

Designing a better, more beautiful world since 1935. Perkins & Will collaborate with clients all over the world to create healthy, sustainable places in which to live, learn, work, play, and heal.



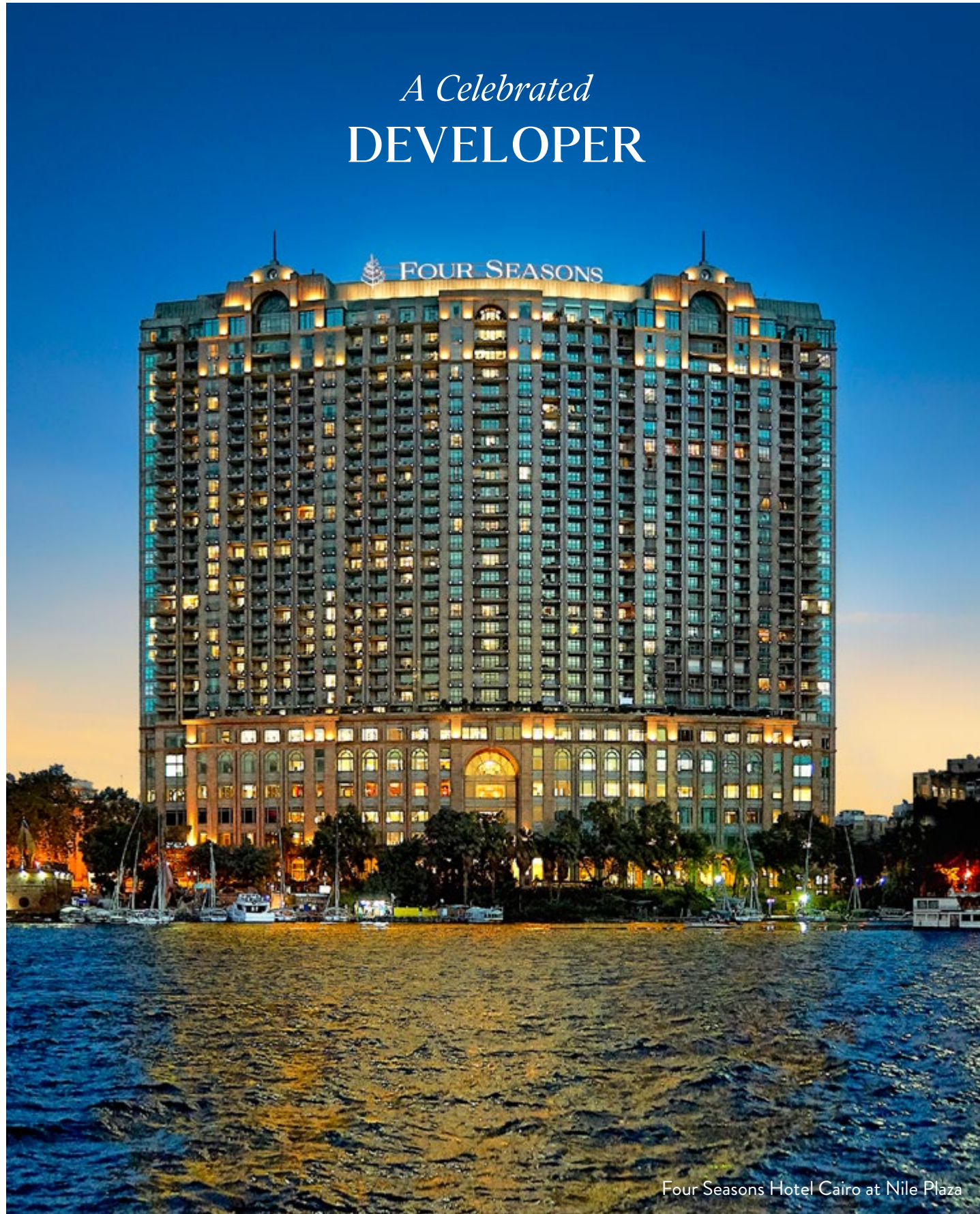
Perkins & Will



SWA Group

SWA Group is an international landscape architecture, planning and urban design firm renowned for the creativity, responsiveness, and resilience of its work. With a network of seven studios worldwide, their approach to design reflects a sensibility towards being both pragmatic and imaginative, uniting beauty with purpose in the natural and built environments.

A Celebrated
DEVELOPER



Four Seasons Hotel Cairo at Nile Plaza

Talaat Moustafa Group (TMG) Holding is one of Egypt's most celebrated and experienced developers with mixed-use real estate and hospitality projects across the country's key cities, including three existing Four Seasons Hotels and Resorts and another under development. The group has a strong track record of 50 years in the housing and real-estate development industry, having developed over 33 million sqm of land and sold over 90,000 units.



Four Seasons Alexandria At San Stefano



Four Seasons Sharm El Sheikh

50
Years active in
real estate

53
Million sqm
of land bank

90,000
Units delivered
and sold

33
Million sqm of
land developed



The
ULTIMATE
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IN CAIRO

Elevated Antiquity



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By appointment only

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Many of the components, amenities and place names of Four Seasons Private Residences at New Cairo Capital and the surrounding areas depicted and/or described in this brochure are still in the conceptual planning stages and are subject to change without notice. The artist renderings, representations and Interior decorations, finishes, appliances, and furnishings are provided for illustrative purposes only. This material is intended to encourage the sale of the residential units; however, it does not constitute an offer to sell or solicitation of offers to purchase in any state where prior registration is required.

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Elevated Antiquity



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