

A woman in a white ribbed dress stands by a window, looking out at a sunset over a landscape. The scene is bathed in warm, golden light. The text 'NEWKAIRO' and 'NEONVIEWS' is overlaid in white.

# NEWKAIRO NEONVIEWS

G Developments

# One—Newkairo.

- i. Prelude
- ii. Location + Masterplan
- iii. Life at Newkairo

# Two—Neonviews.

- i. Masterplan
- ii. Hues of Life
- iii. Landscape
- iv. Amenities
- v. Typologies

# Three—G Developments.

# One / Newkairo

An Upscale Integrated Community.

# Welcome to Newkairo



NEWKAIRO

# Integrated Living at

Newkairo is a fully integrated upscale destination that combines a vibrant downtown, hospitality options, educational institutions, recreational facilities, and residential all within one community. Residents can enjoy the convenience of having everything they need—from schools and sports clubs to parks and health services—right at their doorstep.

Enhancing accessibility, an electric bus system will connect Newkairo to surrounding areas, ensuring that residents can easily navigate the community and beyond. Newkairo promotes a balanced lifestyle, where modern living harmonizes with health and leisure in an enriching environment.

# Newkairo.

# Location + Masterplan

The background of the slide features a silhouette of a person walking from left to right, partially overlapping the silhouette of a dark-colored car. The entire scene is set against a solid, vibrant orange background. The text 'Location + Masterplan' is overlaid in the center, with 'Location' in white and '+ Masterplan' in blue.

Strategic Location

# Strategic Location

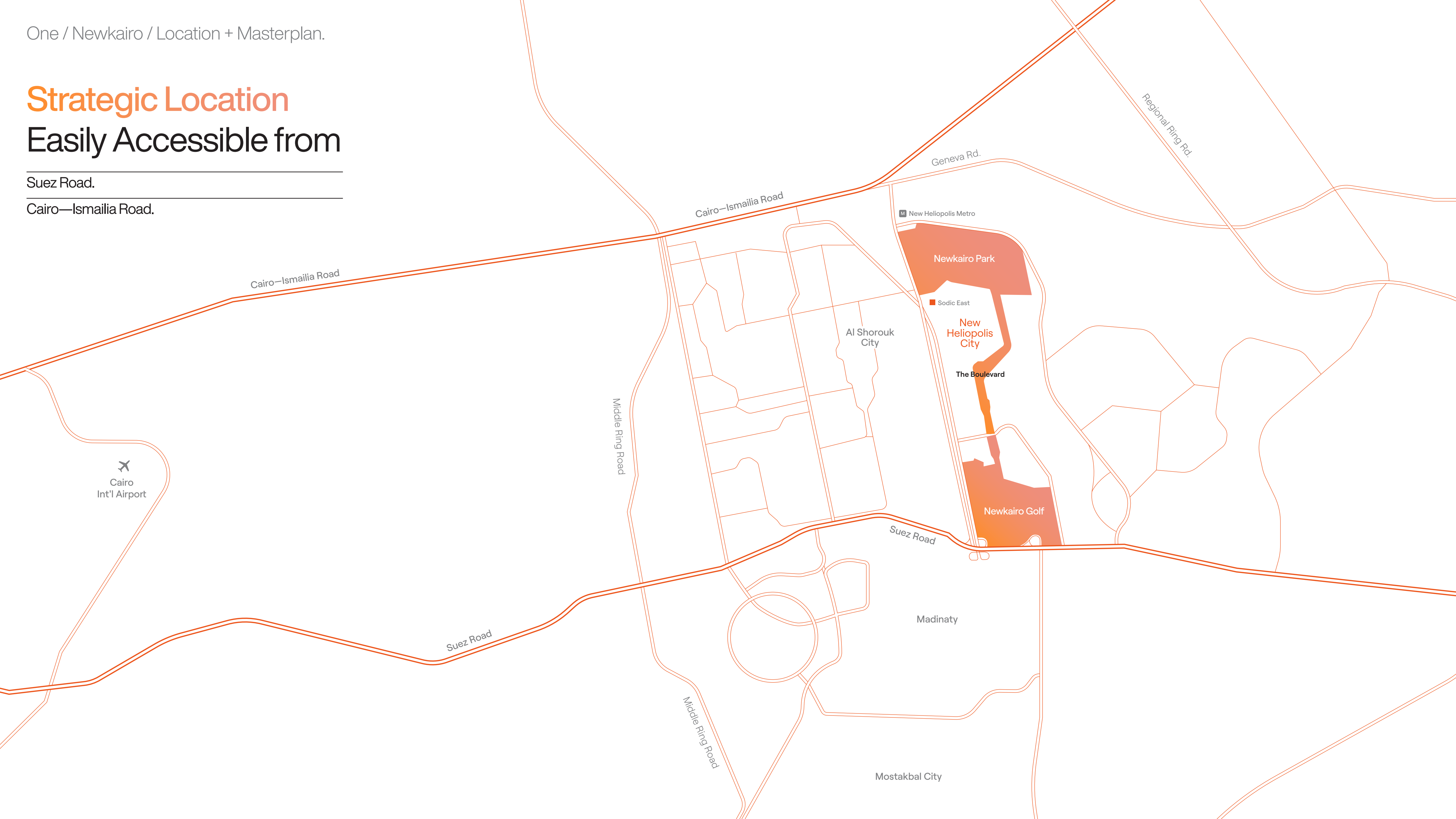
## Easily Accessible from

---

Suez Road.

---

Cairo—Ismailia Road.



## NEWKAIRO GOLF Masterplan / Components

1. International School
2. Newkairo Sports Club
3. Golf Hotel
4. Downtown District
5. Main Gate
6. Commercial & Retail
7. Neighborhood Retail Hub
8. Golf Clubhouse
9. Commercial & Retail
10. Neighborhood Retail Hub



Discover unparalleled convenience at Newkairo Golf, where a stunning golf course lies at the heart of the community, thoughtfully designed to elevate your lifestyle with premier amenities and scenic beauty.



### Electric Bus Stops

Convenient public transport access.



### Downtown

Retail, dining, and entertainment close by.



### Golf Course

Scenic leisure and expansive greens.



### Clubhouse

Social hub for community events.



### Golf Hotel

Luxury accommodations.



### International Schools

Quality education within the community.



### Green Spaces

Landscaped parks for outdoor enjoyment.



### Neighborhood Conveniences

Daily essentials close at hand.



### Sports Club

Facilities for active, healthy living.

# NEWKAIRO / Golf

# Life at Newkairo

Modern Amenities Meet Luxury Living.



Main Entrance



Newkairo Boulevard



Newkairo Golf Hotel & International  
18-Hole Golf Course.



Newkairo Golf Clubhouse



Hospitality



Downtown District



International School



Newkairo Sports Club



Downtown District

# Two / Introducing Neonviews

Hues of Life.

A Private Neighborhood Within a  
Gated Community.



NEWKAIRO  
NEONVIEWS

## **PRIME LOCATION & PROXIMITY TO KEY FACILITIES**

Neon Views is strategically situated within close proximity to essential amenities. Enjoy easy access to the vibrant downtown, the International Golf course and Clubhouse for leisure and recreation, and a range of kids' playgrounds designed for family fun.

Additionally, the community is conveniently located near a comprehensive convenience center offering all daily necessities, making life more comfortable and accessible for residents.





Main Gate

Commercial & Retail

Downtown

Golf Course

Clubhouse

Plot 01 Gate

Newkairo Boulevard

Plot 02 Gate

Secondary Gate



Plot 01

Plot 02







# Step into Neonviews

Nestled in a vibrant and thriving community, Neon Views offers a harmonious blend of modern living and natural beauty. This phase presents a unique opportunity to experience an elevated lifestyle with thoughtfully designed facilities and luxurious housing options.

Whether you're looking for a serene retreat or an active community, Neon Views promises to deliver an exceptional living experience tailored to your needs.

Explore the wide range of amenities, from expansive green spaces and water features to innovative housing designs, all crafted to create a welcoming and engaging environment. Discover your new home in Neon Views, where comfort meets elegance and community spirit thrives.



NEONVIEWS

# Designed for Living



## LANDSCAPING + OUTDOOR SPACES

Neonviews features well-maintained flower beds, tranquil ponds with fish, scenic streams inspired by golf courses, and serene lakes. Vibrant planting themes with bold colors add visual appeal, while shaded structures and pergolas provide comfortable outdoor spaces for relaxation and enjoyment.



## LANDSCAPING + OUTDOOR SPACES

### Outdoor Activities

Engage in various outdoor activities with options like ping pong tables, gym equipment, running tracks, and sports courts.



### Playgrounds

Vibrant areas for children, featuring neon and natural elements to ensure a fun and engaging environment. Enjoy multiple kids' playgrounds, providing endless fun for the little ones.



### Central Plaza

The heart of social activity—a large open space perfect for leisure, gatherings, and community events.



Two / Neonviews / Landscaping.

## LANDSCAPING + OUTDOOR SPACES

### Dog Park

A dedicated space for your pets, ensuring they have their own area to play and socialize.



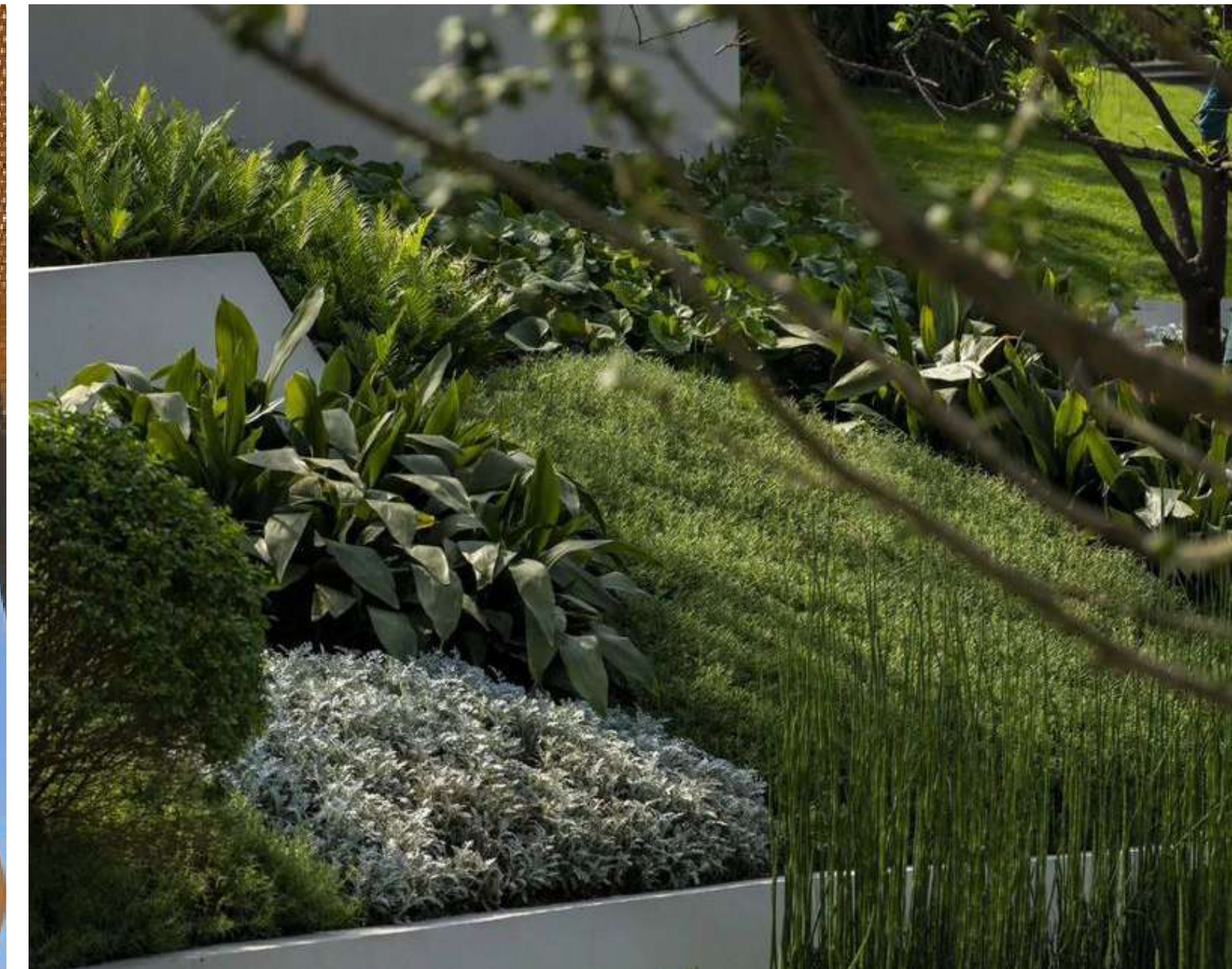
### Natural Shade Structures & Pergolas

Comfortable shaded areas and pergolas enhance outdoor enjoyment and provide stylish architectural elements.

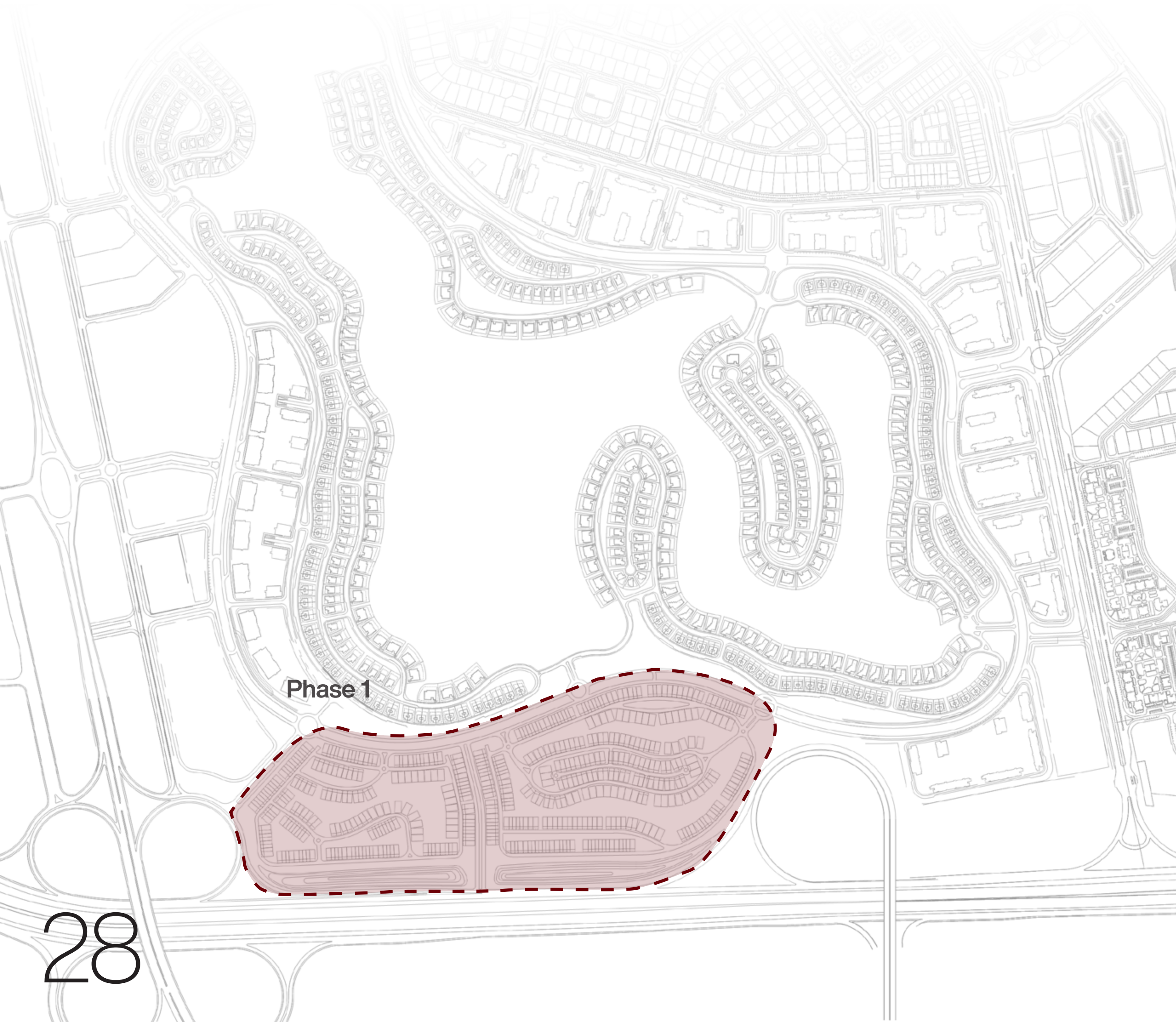


### Planting Theme

Experience vibrant landscaping with red, orange, and blue motifs, creating captivating visual interest.



# CONTEXT



## Phase 1



Plot 01

Plot 02

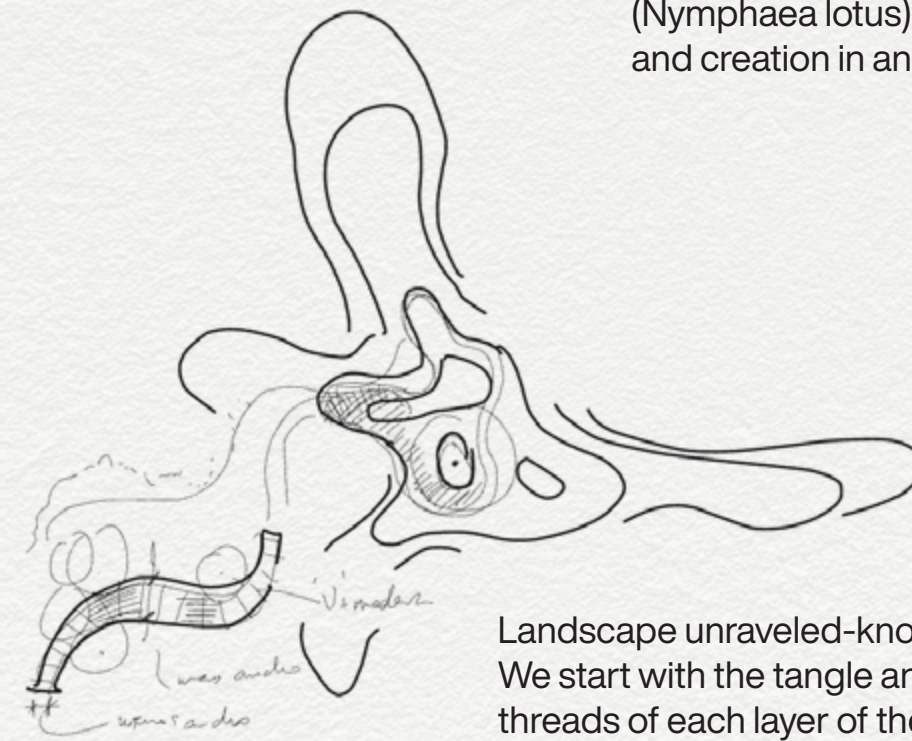
# A Tapestry of Beauty and Tranquility.



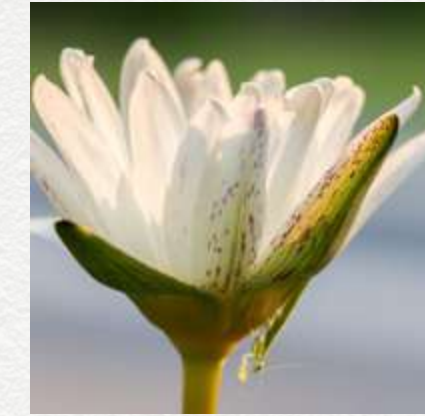
# A Tapestry of Beauty and Tranquility.



Plot 01



The national flower of Egypt is the Egyptian lotus (Nymphaea lotus), a potent symbol of rebirth, purity, and creation in ancient Egyptian culture.



Plot 02



preferir aial mas geometrico  
no have faith  
carinos los dos  
lados si a por  
lo oios

# Water & Shade



Rain Gardens / Wadi Springs



Water Features



Tree Canopies



Shading Structures



Shading Structures



Shading Structures



# Water Elements



Water Canal



Rain Gardens / Wadi Springs















Fish Pond



Water Play



# Circulation & Uses

-  Entrances
-  Plazas With Kiosk
-  Play Gardens
-  Outdoor Fitness Areas
-  Pet Areas
-  Ornamental Water Feature
-  Wadi Springs
-  Garden Ribbons - Paths
-  Central Hedge Garden & Palm Court
-  Potential Links Btw Plots
-  Jogging Trail
-  Berm In Green Buffer



# Masterplan



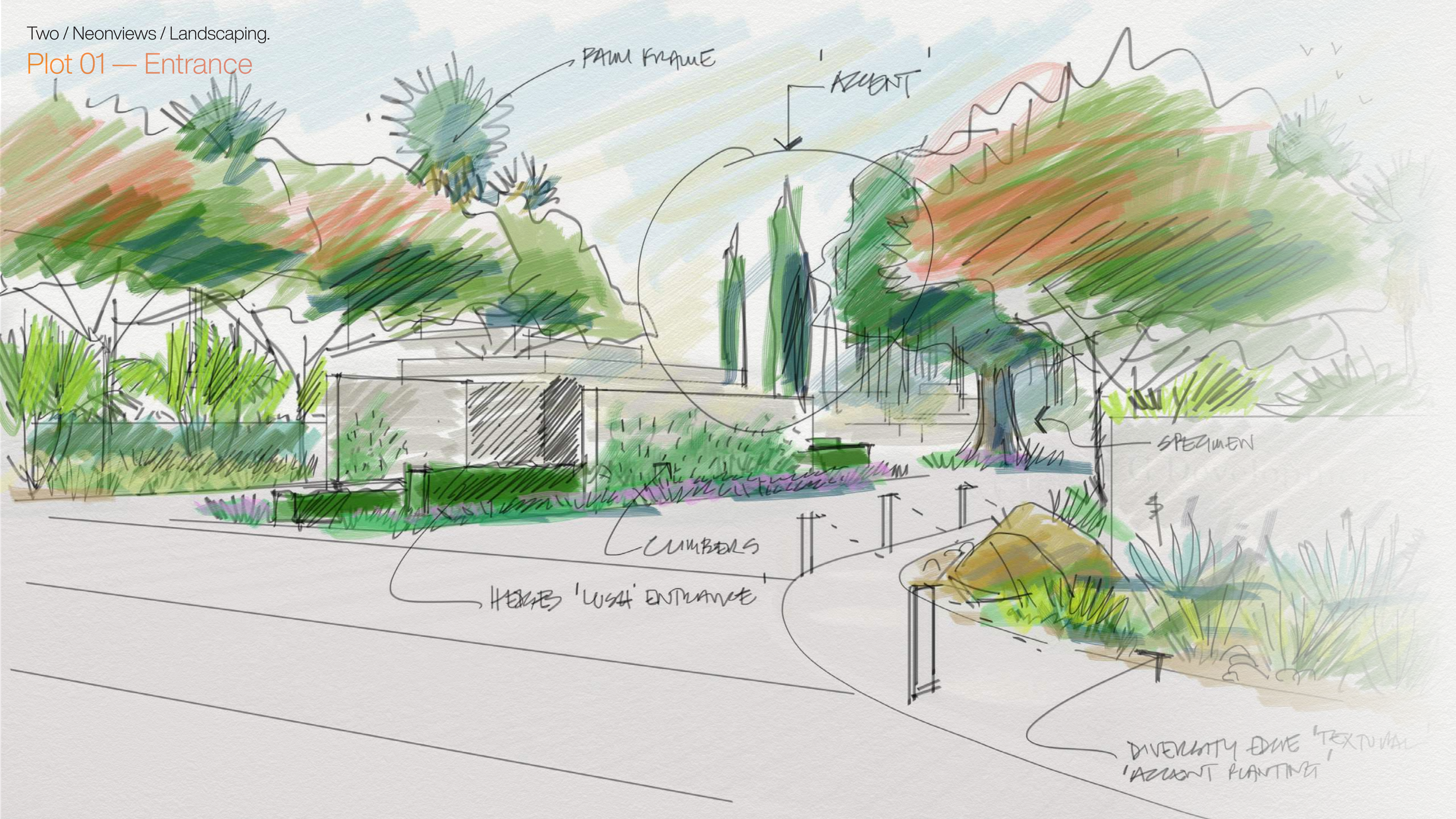
# Masterplan — Plot 01



- 01 . Entrance Node
- 02 . Lily Plaza With Kiosk
- 03 . Garden Ribbon - Path
- 04 . Rain Garden - Wadi Springs
- 05 . Family Play Garden
- 06 . Outdoor Fitness Area
- 07 . Wadi Springs - Fish Pond
- 08 . Wadi Springs - Meditation Lake
- 09 . Grassy Amphitheatre
- 10 . Petal Shade Leisure Square
- 11 . Wadi Springs - Water Play
- 12 . Serpentine Lawns
- 13 . Dog Areas
- 14 . Boulevard
- 15 . Linear Park - Berm Outside Plot



Plot 01 — Entrance



Palm frame

Accent

Specimen

CUMBERS

HERE'S 'USA' ENTRANCE

DIVERSITY EDGE 'TEXTURAL'  
'ACCENT PLANTING'

## Plot 01 - Zoom 01



- 01 . Entrance Node
- 02 . Lily Plaza With Kiosk
- 03 . Garden Ribbon - Path
- 04 . Rain Garden - Wadi Springs
- 05 . Family Play Garden
- 06 . Outdoor Fitness Area
- 07 . Wadi Springs - Fish Pond
- 08 . Wadi Springs - Meditation Lake
- 09 . Grassy Amphitheatre
- 10 . Petal Shade Leisure Square
- 11 . Wadi Springs - Water Play
- 12 . Serpentine Lawns
- 13 . Dog Areas
- 14 . Boulevard
- 15 . Linear Park - Berm Outside Plot
- 16 . Access pocket garden



Two / Neonviews / Landscaping.

# Plot 01 — Meditation Lake



Shady Ribbons



Grassy Amphitheatre



Natural Lake



## Plot 01 - Zoom 02



- 01 . Entrance Node
- 02 . Lily Plaza With Kiosk
- 03 . Garden Ribbon - Path
- 04 . Rain Garden - Wadi Springs
- 05 . Family Play Garden
- 06 . Outdoor Fitness Area
- 07 . Wadi Springs - Fish Pond
- 08 . Wadi Springs - Meditation Lake
- 09 . Grassy Amphitheatre
- 10 . Petal Shade Leisure Square
- 11 . Wadi Springs - Water Play
- 12 . Serpentine Lawns
- 13 . Dog Areas
- 14 . Boulevard
- 15 . Linear Park - Berm Outside Plot
- 16 . Access pocket garden



Two / Neonviews / Landscaping.

# Plot 01 — Ribbon Shade



Shading Structure



Fish Pond



# Masterplan — Plot 02



- 01 . Entrance Node
- 02 . Lily Plaza with Kiosk
- 03 . Garden Ribbon - Path
- 04 . Rain Garden - Wadi Springs
- 05 . Family Play Garden
- 06 . Outdoor Fitness Area
- 07 . Central Hedge Garden & Palm Court
- 08 . Wadi Springs - Fish Pond
- 09 . Wadi Springs - Meditation Lake
- 10 . Grassy Amphitheatre
- 11 . Petal Shade Leisure Square
- 12 . Wadi Springs - Water Play
- 13 . Serpentine Lawns
- 14 . Dog Areas
- 15 . Boulevard
- 16 . Linear Park - Berm Outside Plot



# Plot 02 - Zoom 01



- 01 . Entrance Node
- 02 . Lily Plaza with Kiosk
- 03 . Garden Ribbon - Path
- 04 . Rain Garden - Wadi Springs
- 05 . Family Play Garden
- 06 . Outdoor Fitness Area
- 07 . Central Hedge Garden & Palm Court
- 08 . Wadi Springs - Fish Pond
- 09 . Wadi Springs - Meditation Lake
- 10 . Grassy Amphitheatre
- 11 . Petal Shade Leisure Square
- 12 . Wadi Springs - Water Play
- 13 . Serpentine Lawns
- 14 . Dog Areas
- 15 . Boulevard
- 16 . Linear Park - Berm Outside Plot
- 17 . Access pocket garden



Two / Neonviews / Landscaping.

# Plot 02 — Lily Plaza with Kiosk



Shady Plaza



WATER FEATURES



Entrance Node



Two / Neonviews / Landscaping.

# Plot 02 — Central Hedge Garden



Villa Entrance Zoom



# Plot 02 - Zoom 02



- 01 . Entrance Node
- 02 . Lily Plaza with Kiosk
- 03 . Garden Ribbon - Path
- 04 . Rain Garden - Wadi Springs
- 05 . Family Play Garden
- 06 . Outdoor Fitness Area
- 07 . Central Hedge Garden & Palm Court
- 08 . Wadi Springs - Fish Pond
- 09 . Wadi Springs - Meditation Lake
- 10 . Grassy Amphitheatre
- 11 . Petal Shade Leisure Square
- 12 . Wadi Springs - Water Play
- 13 . Serpentine Lawns
- 14 . Dog Areas
- 15 . Boulevard
- 16 . Linear Park - Berm Outside Plot
- 17 . Access Pocket Garden



Two / Neonviews / Landscaping.

# Plot 02 — South Access



Lawn Terraces



Jogging Path



Rain Garden



# Planting Palette



# Planting Strategy



Trees & Palms



Shrub Mix

Two / Neonviews / Landscaping.

## Boulevard Buffer

### Natural Buffer Along the Boulevard

The area opposite the Boulevard will offer a natural buffer between the bigger Masterplan and the Townhouses plots, in the middle, the pedestrian path meanders between textural and native species.

The planting stripe along the main road could repeat the hedge pattern, with rich textures and different green tone, while the area between the houses and the path are biodiverse frames that protect the private gardens with species diversity.

### Species\_Section A-A'

Formal hedge stripe: *Melia azedarach*, *Plumeria alba*, *Teucrium* spp., *Cymbopogon citratus*, *Murraya paniculata*, *Leucophyllum frutescens*

Biodiverse buffer: *Washingtonia robusta*, *Moringa peregrina*, *Pennisetum* spp., *Santolina chamaecyparissus*, *Thymus serpyllum*, *Myrtus communis*, *Atriplex halimus*



Hedge Pattern



Accents



Diversity



# Berm Planting

## Linear Park & Eco Berm

In this area adjacent to the plots, two spaces are proposed to isolate the noise from the road and, at the same time, give it the feeling of a natural and rugged environment. An ornamental strip near the houses will offer a peaceful linear walkway with natural materials that allow water infiltration, protected by an ecological berm, rocks, and native species.



Flowering Trees



Linear Park

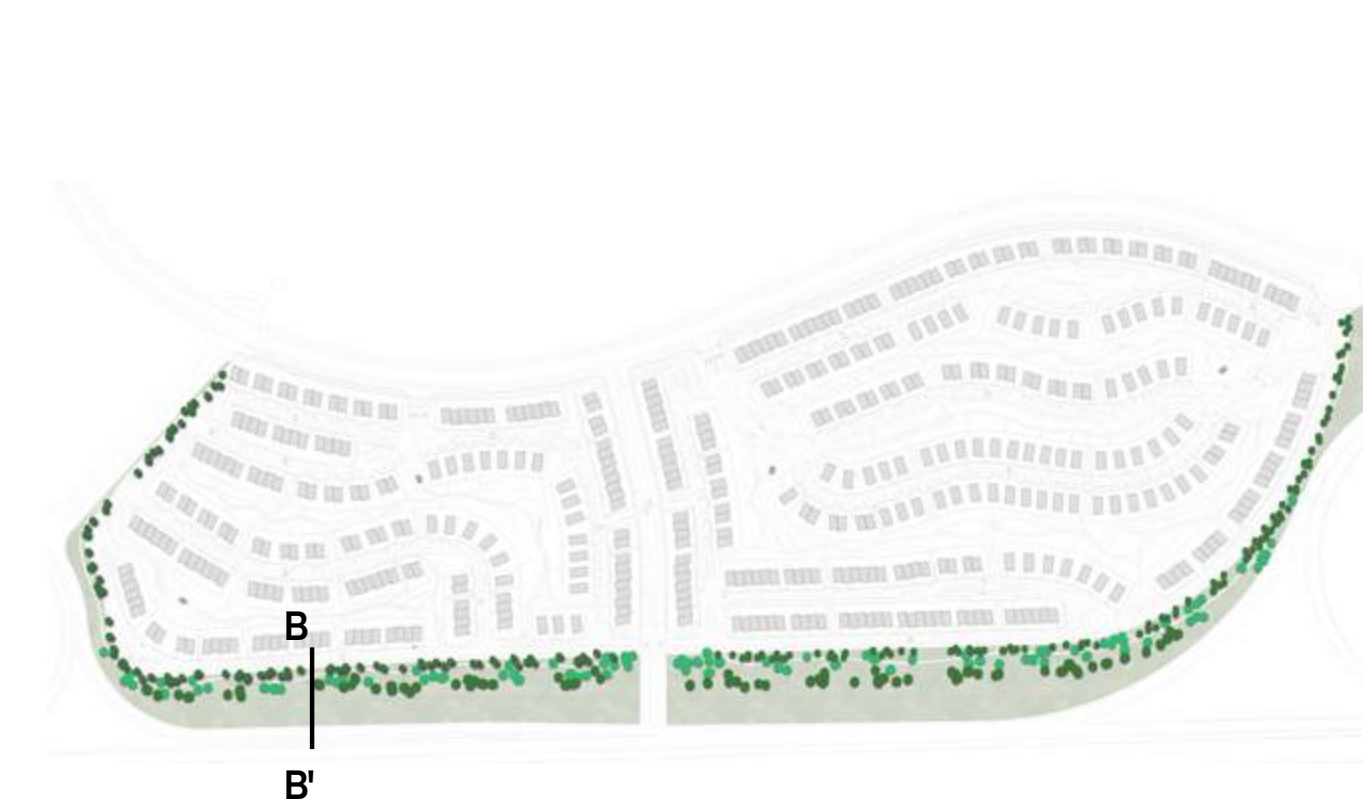
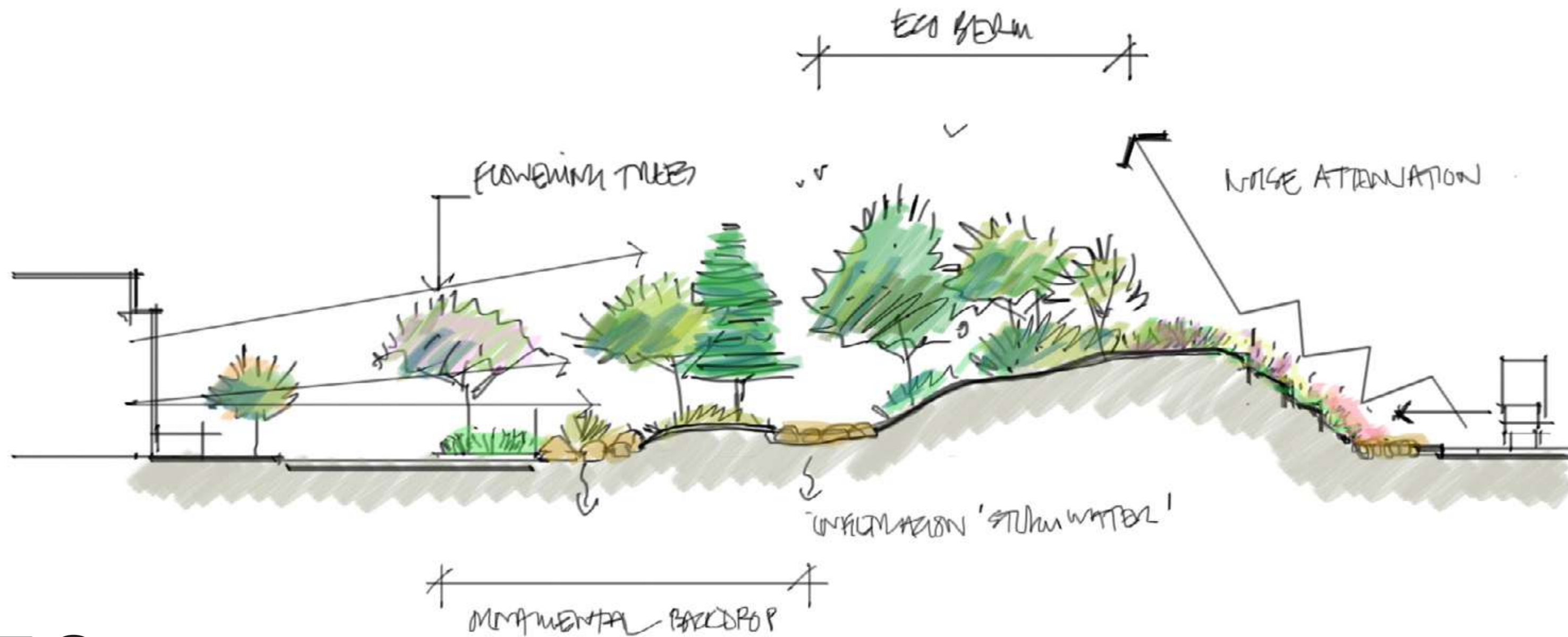


Rocky Slope

## Species\_Section B-B'

Ornamental species: Tipuana tipu, Thespesia populnea, Lagerstroemia indica, Limoniastrum monopetalum, Bulbine frutescens

Eco Berm species: Acacia spp., Tamarix spp., Salvadora persica, Atriplex halimus, Salvia palaestina, Pennisetum setaceum





## TRANQUIL WATER FEATURES & GARDENS

Experience the community's serene ambiance with beautifully maintained lakes, ponds with fish, flowing streams, and lush flower beds. These natural elements enhance the landscape's beauty, durability, and calming atmosphere, creating a peaceful environment for all residents.







Two / Neonviews / Amenities.

## FACILITIES & COMMUNITY FEATURES

### Sports Club

Discover a dedicated space for fitness and recreation. Our sports club offers state-of-the-art facilities to promote an active and healthy lifestyle for all residents.



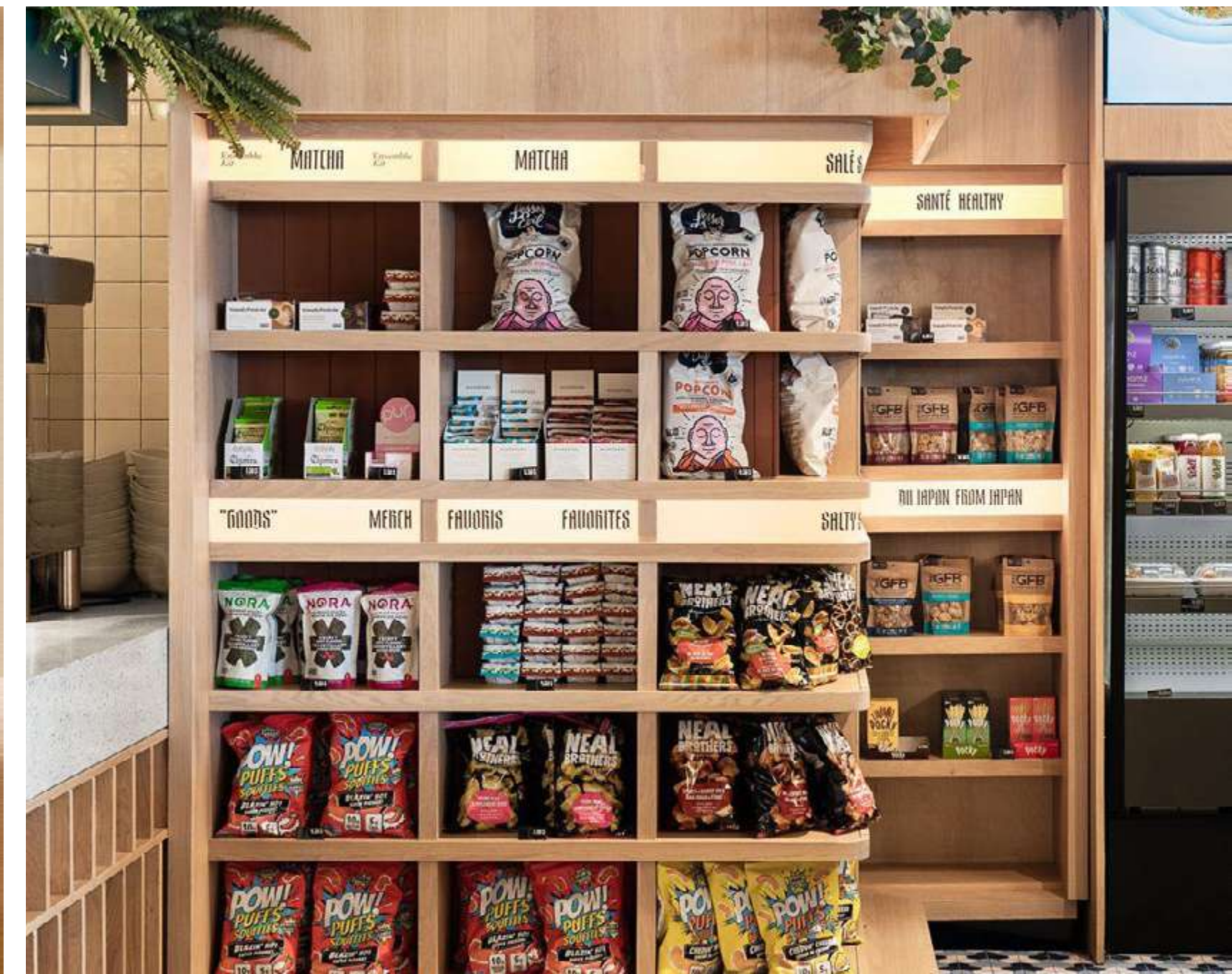
### Small Community Center

A welcoming communal space ideal for gatherings, events, and social activities, fostering a sense of community and connection among residents.



### Convenience Center

Access all daily necessities with ease, thanks to our strategically placed convenience center, making everyday living simpler and more enjoyable.



# Typologies

Modern & Luxurious Living Options

# Neonview Homes

Neonviews offers a range of modern and luxurious living options, including spacious townhouses, elegant villas (detached and semi-detached), and corner 4-bedroom units with added privacy. Residents can personalize their homes with various facade choices and enjoy the comfort of twin 4-bedroom units with optional penthouses, perfect for multi-generational families.



NEONVIEWS

stand alone villa









# Stand Alone Villa with Penthouse

DESIGN  
V—P

TOTAL BUILT AREA

260 M<sup>2</sup>

## GROUND FLOOR

01 . Living Room	7 . 50 × 4 . 30
02 . Dining Room	4 . 50 × 2 . 40
03 . Kitchen	3 . 20 × 3 . 00
04 . Powder Room	1 . 40 × 2 . 00
05 . Driver Bedroom	1 . 90 × 2 . 00
06 . Driver Restroom	1 . 20 × 1 . 50
07 . Hall	1 . 60 × 4 . 50
08 . Service Bathroom	2 . 30 × 1 . 00
09 . Service Bedroom	2 . 30 × 2 . 10
10 . Laundry Room	1 . 20 × 1 . 90



GROUND FLOOR

# Stand Alone Villa with Penthouse

DESIGN  
V—P

TOTAL BUILT AREA

260 M<sup>2</sup>

## FIRST FLOOR

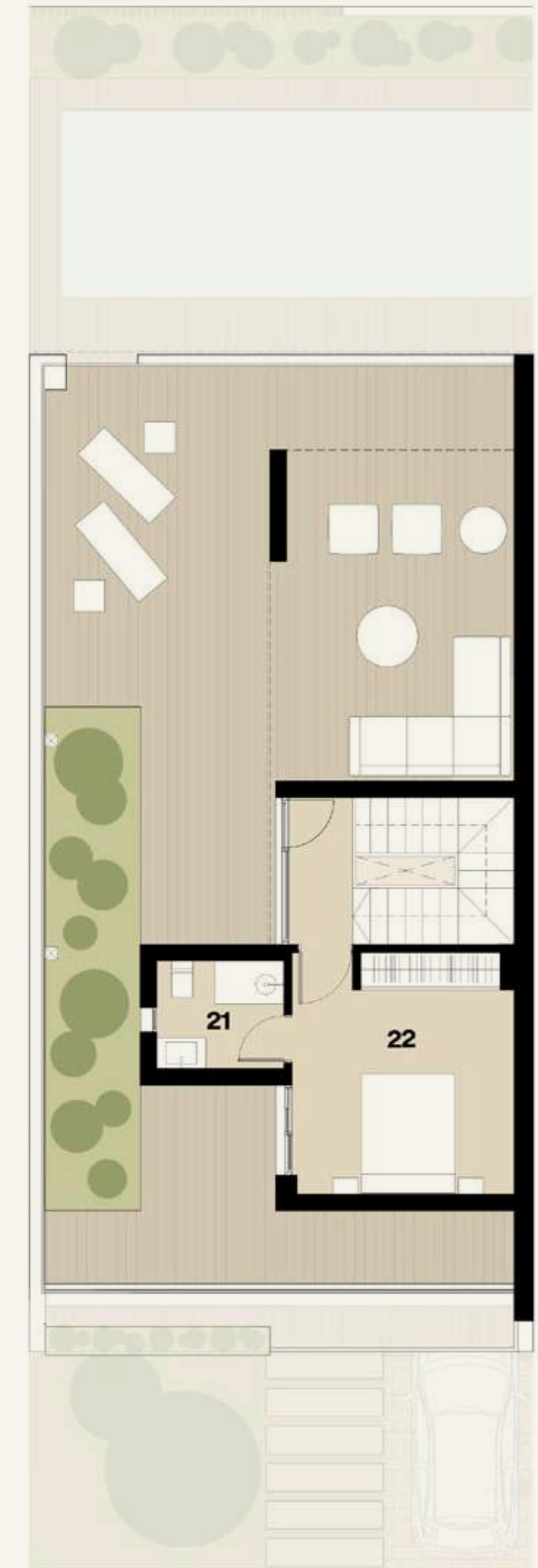
11 . Master Bedroom	3 . 70 × 3 . 60
12 . Dressing	2 . 60 × 1 . 80
13 . Bathroom 01	2 . 50 × 1 . 70
14 . Kitchenette	2 . 50 × 1 . 40
15 . Bathroom 02	2 . 50 × 1 . 40
16 . Bedroom 02	3 . 60 × 3 . 00
17 . Bedroom 03	3 . 70 × 3 . 30
18 . Bathroom 03	2 . 50 × 1 . 40
19 . Bathroom 04	2 . 50 × 1 . 40
20 . Bedroom 04	3 . 60 × 3 . 00

## PENTHOUSE

21 . Bathroom 05	2 . 00 × 1 . 70
22 . Bedroom 05	3 . 50 × 3 . 30



FIRST FLOOR



PENTHOUSE

NEONVIEWS

# semi attached villa







# Semi-Attached Villa

DESIGN  
SAV

TOTAL BUILT AREA

197 M<sup>2</sup>

## GROUND FLOOR

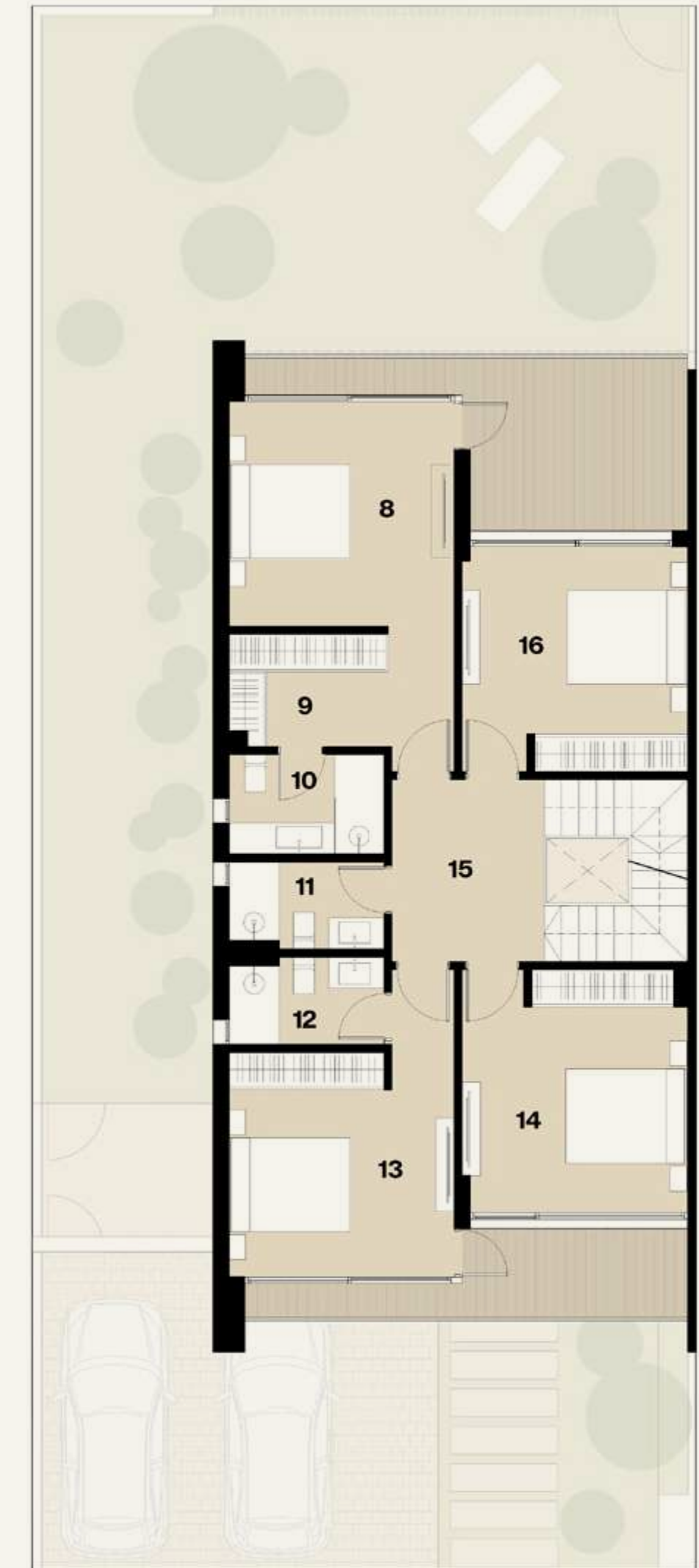
01 . Living Room	7 .30 × 4 .00
02 . Dining Room	4 .50 × 2 .10
03 . Kitchen	3 .20 × 3 .00
04 . Service Bathroom	1 .30 × 2 .00
05 . Service Bedroom	1 .90 × 2 .00
06 . Hall	1 .60 × 4 .20
07 . Powder Room	2 .00 × 1 .20

## FIRST FLOOR

08 . Master Bedroom	3 .60 × 3 .60
09 . Dressing	1 .80 × 2 .60
10 . Bathroom 01	2 .50 × 1 .60
11 . Bathroom 02	2 .50 × 1 .40
12 . Bathroom 03	2 .50 × 1 .40
13 . Bedroom 02	3 .60 × 3 .00
14 . Bedroom 03	3 .50 × 3 .30
15 . Hall 2	2 .40 × 2 .90
16 . Bedroom 04	3 .60 × 3 .00



GROUND FLOOR



FIRST FLOOR

# Semi-Attached Villa with Penthouse

DESIGN  
SAV—P

TOTAL BUILT AREA

237 M<sup>2</sup>

## GROUND FLOOR

01 . Living Room	7 .30 × 4 .00
02 . Dining Room	4 .50 × 2 .10
03 . Kitchen	3 .20 × 3 .00
04 . Service Bathroom	1 .30 × 2 .00
05 . Service Bedroom	1 .90 × 2 .00
06 . Hall	1 .60 × 4 .20
07 . Powder Room	2 .00 × 1 .20

## FIRST FLOOR

08 . Master Bedroom	3 .60 × 3 .60
09 . Dressing	1 .80 × 2 .60
10 . Bathroom 01	2 .50 × 1 .60
11 . Bathroom 02	2 .50 × 1 .40
12 . Bathroom 03	2 .50 × 1 .40
13 . Bedroom 02	3 .60 × 3 .00
14 . Bedroom 03	3 .50 × 3 .30
15 . Hall 2	2 .40 × 2 .90
16 . Bedroom 04	3 .60 × 3 .00

## PENTHOUSE

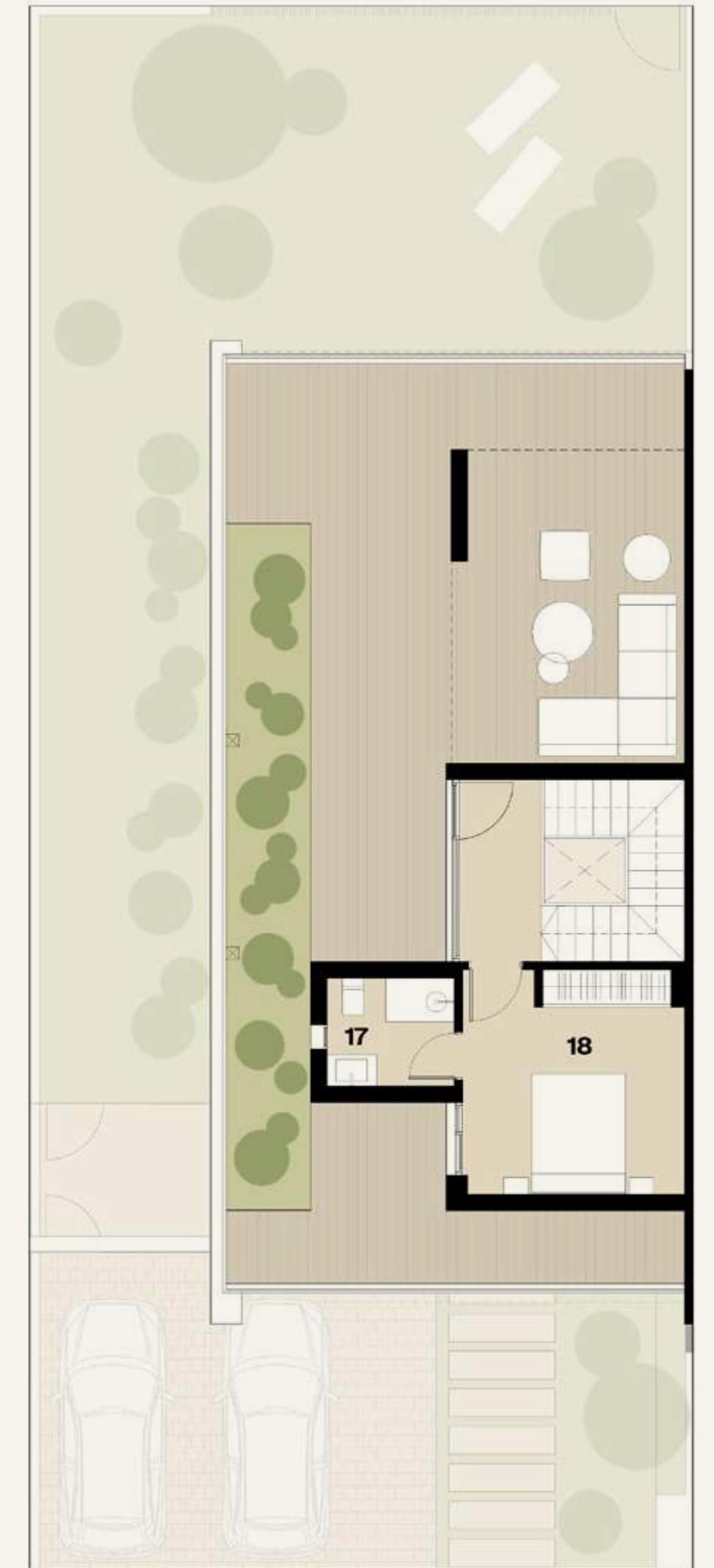
17 . Bathroom 04	2 .00 × 1 .70
18 . Bedroom 05	3 .50 × 3 .00



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

NEONVIEWS

# townhouses







# Semi-Attached Villa

DESIGN  
SAV—TC

TOTAL BUILT AREA  
**192 M<sup>2</sup>**

## GROUND FLOOR

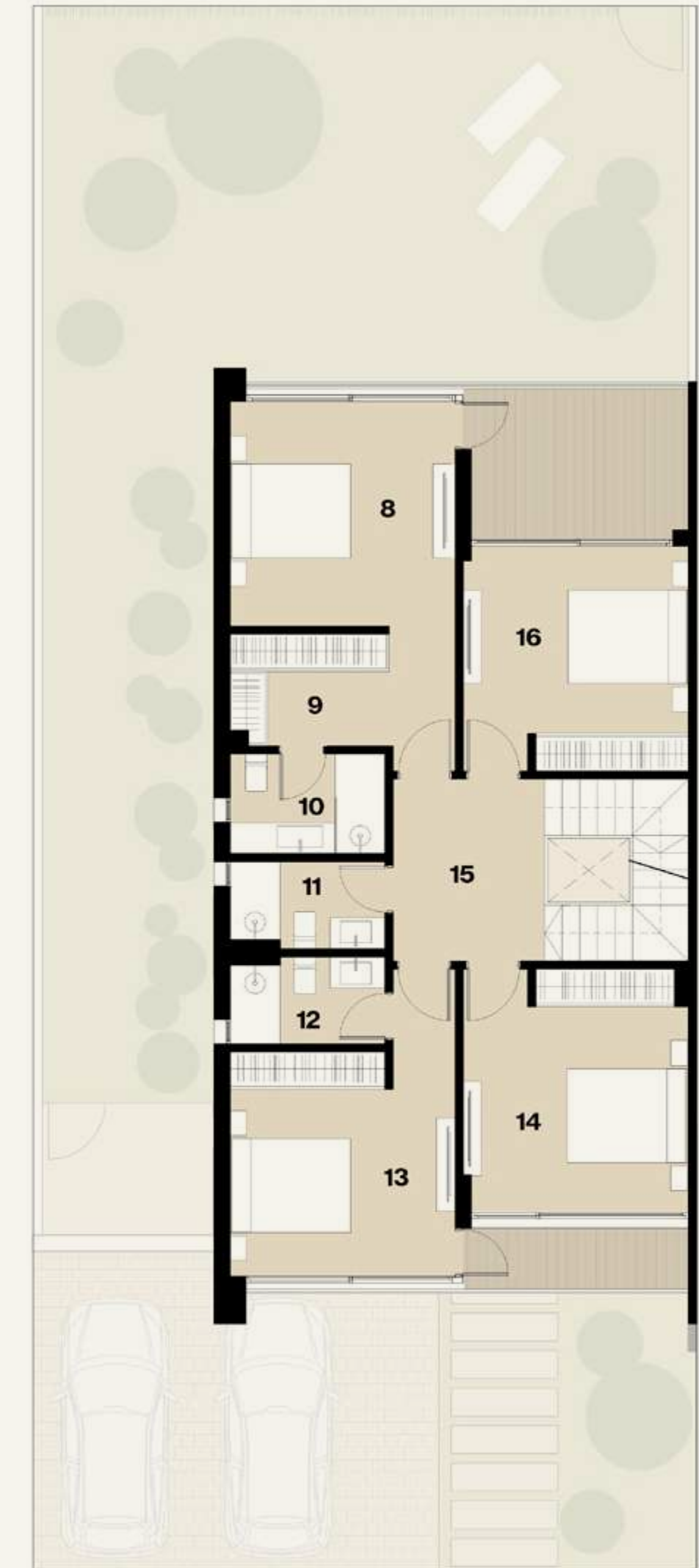
01 . Living Room	3 . 60 × 5 . 70
02 . Kitchen	3 . 30 × 3 . 10
03 . Service Bathroom	1 . 40 × 2 . 00
04 . Service Bedroom	1 . 90 × 2 . 00
05 . Hall	3 . 90 × 1 . 90
06 . Powder Room	2 . 00 × 1 . 20
07 . Dining Room	3 . 60 × 3 . 60

## FIRST FLOOR

08 . Master Bedroom	3 . 60 × 3 . 60
09 . Dressing	1 . 80 × 2 . 60
10 . Bathroom 01	2 . 50 × 1 . 60
11 . Bathroom 02	2 . 50 × 1 . 40
12 . Bathroom 03	2 . 50 × 1 . 40
13 . Bedroom 02	3 . 60 × 3 . 00
14 . Bedroom 03	3 . 50 × 3 . 30
15 . Hall 2	2 . 40 × 2 . 90
16 . Bedroom 04	3 . 60 × 3 . 00



GROUND FLOOR



FIRST FLOOR

# Semi-Attached Villa with Penthouse

DESIGN  
SAV—TCP

TOTAL BUILT AREA

230 M<sup>2</sup>

## GROUND FLOOR

01 . Living Room	3 . 60 × 5 . 70
02 . Kitchen	3 . 30 × 3 . 10
03 . Service Bathroom	1 . 40 × 2 . 00
04 . Service Bedroom	1 . 90 × 2 . 00
05 . Hall	3 . 90 × 1 . 90
06 . Powder Room	2 . 00 × 1 . 20
07 . Dining Room	3 . 60 × 3 . 60

## FIRST FLOOR

08 . Master Bedroom	3 . 60 × 3 . 60
09 . Dressing	1 . 80 × 2 . 60
10 . Bathroom 01	2 . 50 × 1 . 60
11 . Bathroom 02	2 . 50 × 1 . 40
12 . Bathroom 03	2 . 50 × 1 . 40
13 . Bedroom 02	3 . 60 × 3 . 00
14 . Bedroom 03	3 . 50 × 3 . 30
15 . Hall 2	2 . 40 × 2 . 90
16 . Bedroom 04	3 . 60 × 3 . 00

## PENTHOUSE

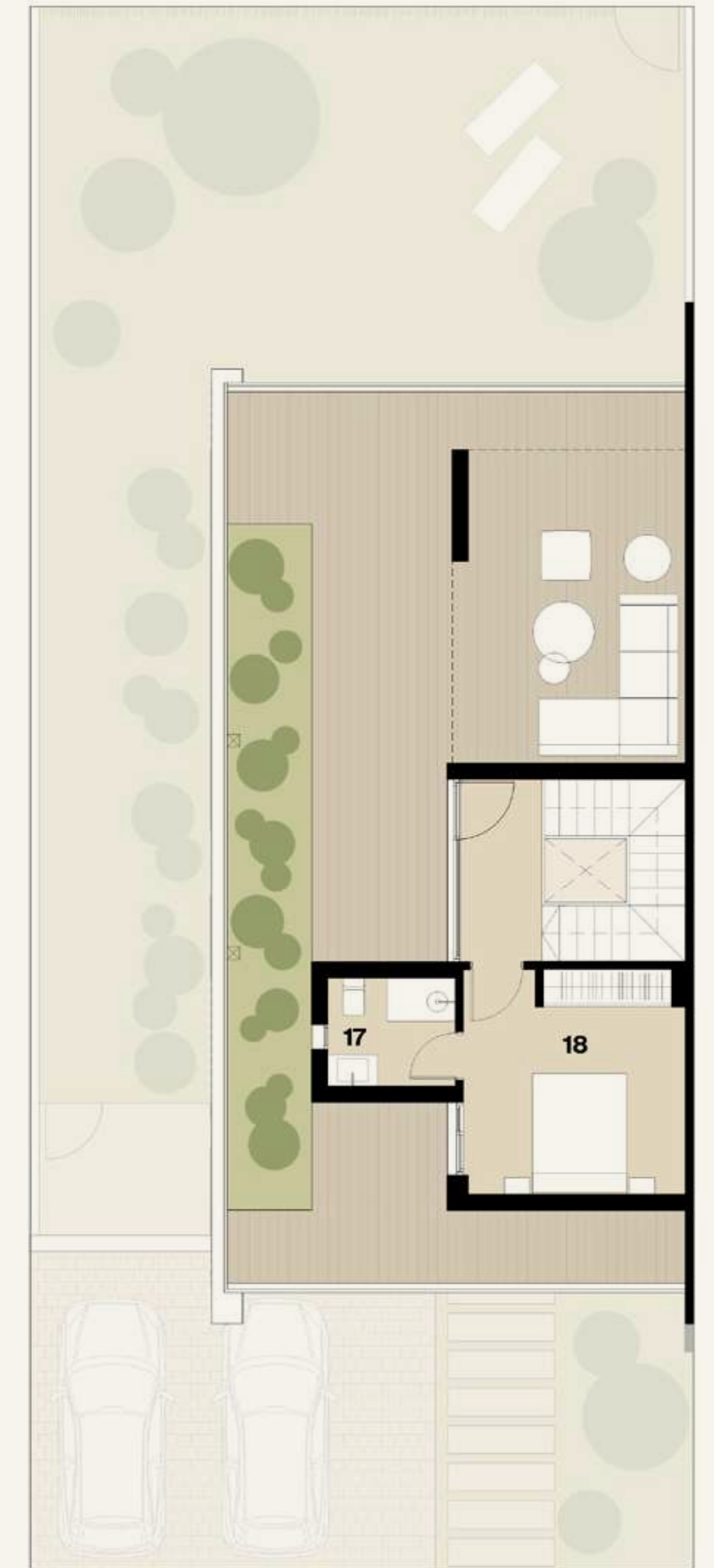
17 . Bathroom 04	2 . 00 × 1 . 70
18 . Bedroom 05	3 . 50 × 3 . 00



GROUND FLOOR



FIRST FLOOR



PENTHOUSE





# Townhouse Middle

DESIGN  
TH—M

TOTAL BUILT AREA  
**180 M<sup>2</sup>**

## GROUND FLOOR

01 . Living Room	7 . 30 × 3 . 70
02 . Dining Room	3 . 40 × 3 . 10
03 . Powder Room	1 . 50 × 1 . 70
04 . Kitchen	3 . 10 × 2 . 40
05 . Hall	3 . 30 × 1 . 90
06 . Service Bathroom	2 . 20 × 1 . 30
07 . Service Bedroom	2 . 20 × 1 . 90

## FIRST FLOOR

08 . Master Bedroom	4 . 50 × 3 . 70
09 . Bathroom 01	2 . 70 × 1 . 80
10 . Hall 2	2 . 60 × 2 . 90
11 . Bathroom 02	2 . 50 × 1 . 70
12 . Bedroom 02	3 . 00 × 3 . 60
13 . Bedroom 03	3 . 00 × 3 . 50



GROUND FLOOR



FIRST FLOOR

# Townhouse Middle with Penthouse

DESIGN  
TH—MP

TOTAL BUILT AREA  
**215 M<sup>2</sup>**

## GROUND FLOOR

01 . Living Room	7 .30 × 3 .70
02 . Dining Room	3 .40 × 3 .10
03 . Powder Room	1 .50 × 1 .70
04 . Kitchen	3 .10 × 2 .40
05 . Hall	3 .30 × 1 .90
06 . Service Bathroom	2 .20 × 1 .30
07 . Service Bedroom	2 .20 × 1 .90

## FIRST FLOOR

08 . Master Bedroom	4 .50 × 3 .70
09 . Bathroom 01	2 .70 × 1 .80
10 . Hall 2	2 .60 × 2 .90
11 . Bathroom 02	2 .50 × 1 .70
12 . Bedroom 02	3 .00 × 3 .60
13 . Bedroom 03	3 .00 × 3 .50

## PENTHOUSE

14 . Bathroom 03	2 .00 × 1 .60
15 . Bedroom 04	3 .60 × 3 .00



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

# Three / G Developments

Innovation, Quality and Sustainability

# G Developments

A leading real estate development company in Egypt, renowned for its commitment to innovation, quality, and sustainability in property development.

With a focus on creating exceptional living spaces that cater to modern lifestyles, the company has established a strong footprint in the Egyptian real estate market.

**P L A Y A**

**seashell**

**NEWKAIRO**

**PLAYA | RAS EL HEKMA**

**Seashell** Ras El Hekma

**CITY VIEW 2 . 0**

thegdevelopments.com

# G Developments

للتنمية  
والاستثمار العقاري  
والسياحي

شركة الشرق  
الأوسط

مبد  
1900  
MISR AL GADIDA  
مصر الجديدة