NEWKAIRO

Krypton Block 1


Introducing
krypton

Serviced Residences for Future Living.

G Developments

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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, whereodern living harmonizes with health and leisure in an enriching environment.

Integrated Living at Newkairo.

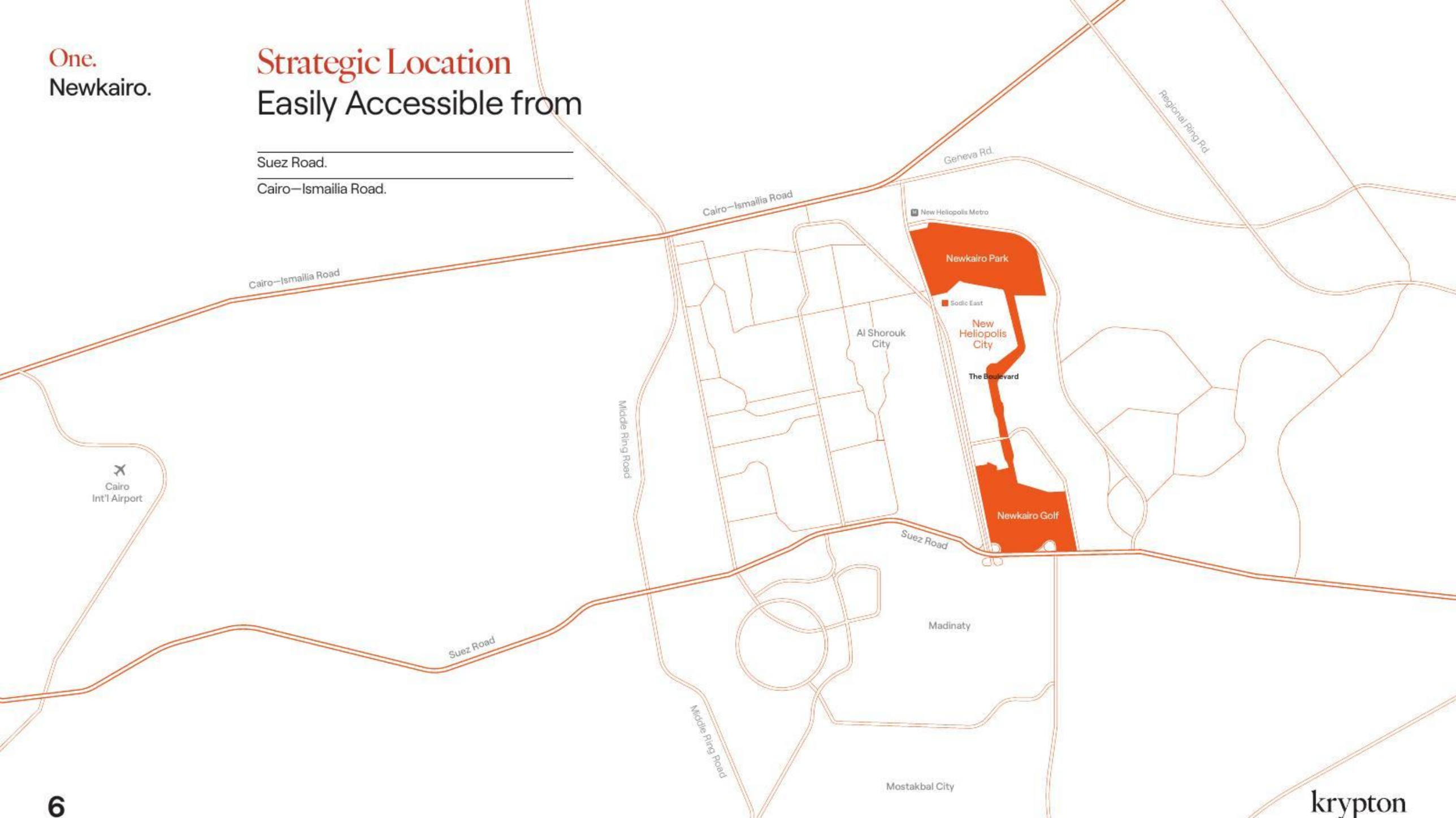
One.
Newkairo.

Strategic Location

Easily Accessible from

Suez Road.

Cairo—Ismailia Road.



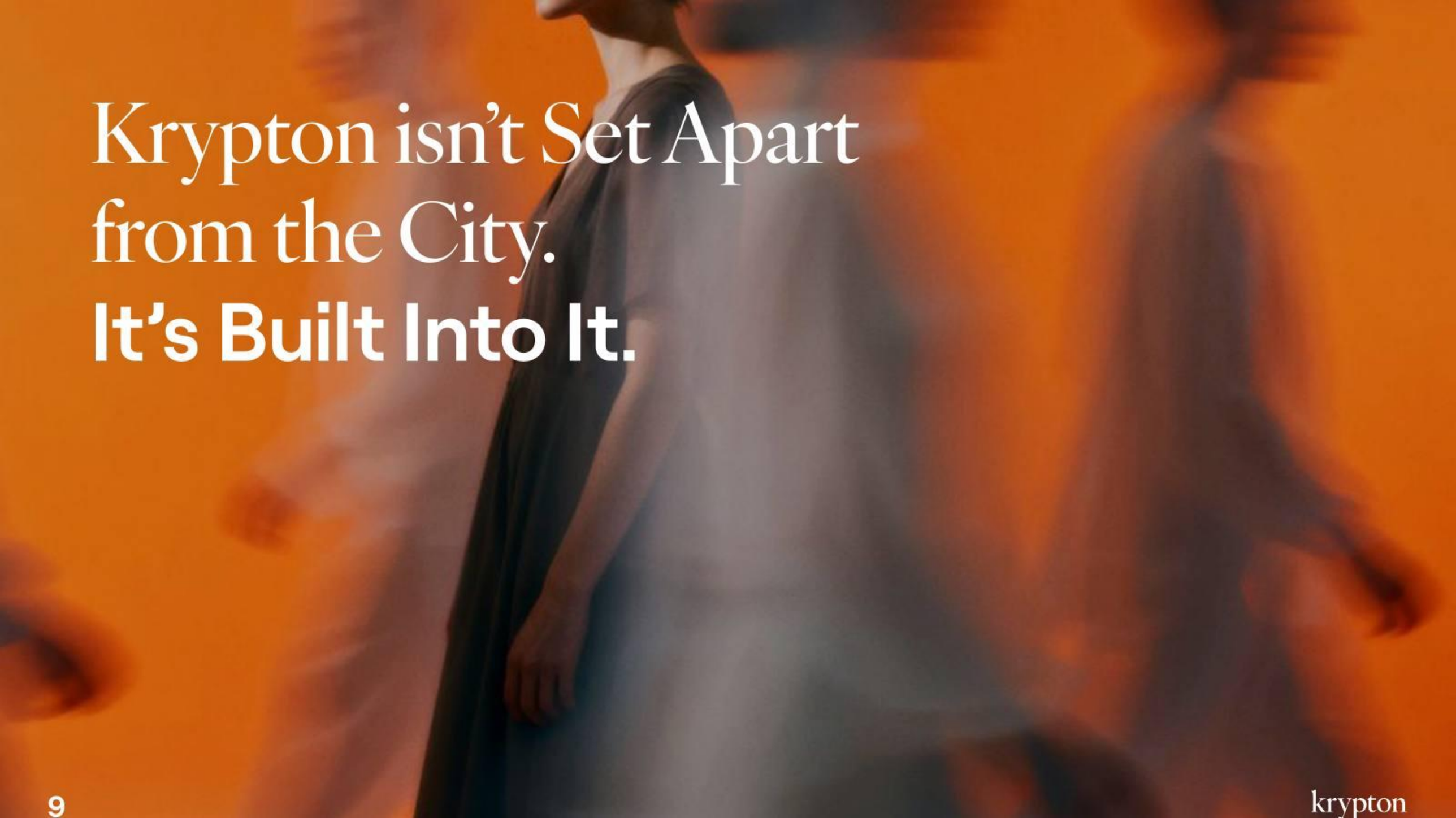
krypton


In the Heart of Everything.

Two.
Introducing
Krypton.

The Meeting Point of Life Where Residences, Retail and The Boulevard Become One.

Every great neighborhood has a heart. A place where people, places and every day moments come together to create something greater than the sum of its parts. In NEWKAIRO, that place is Krypton.

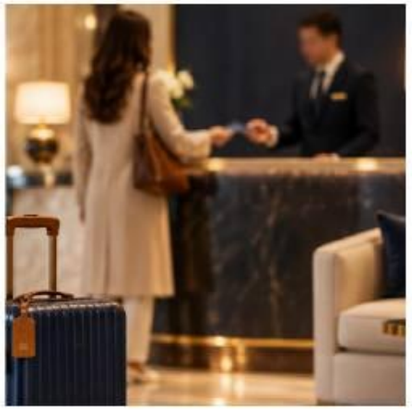

Krypton isn't Set Apart
from the City.
It's Built Into It.

Where Newkairo Connects.

More than a destination to live, Krypton is a place to pass through, gather around and return to. A place where the everyday becomes an experience, and where the different dimensions of urban living find their natural connection.

Krypton **Narrative.**



Modern Life
Surrounded By Nature
Sport & Leisure
Everything Serviced

Krypton **Narrative.**



Contemporary.
Impressive.
Cozy.
Mediterranean Inspired.

NEWKAIRO /Krypton

Masterplan

Two.
Introducing
Krypton.

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NEWKAIRO /Krypton

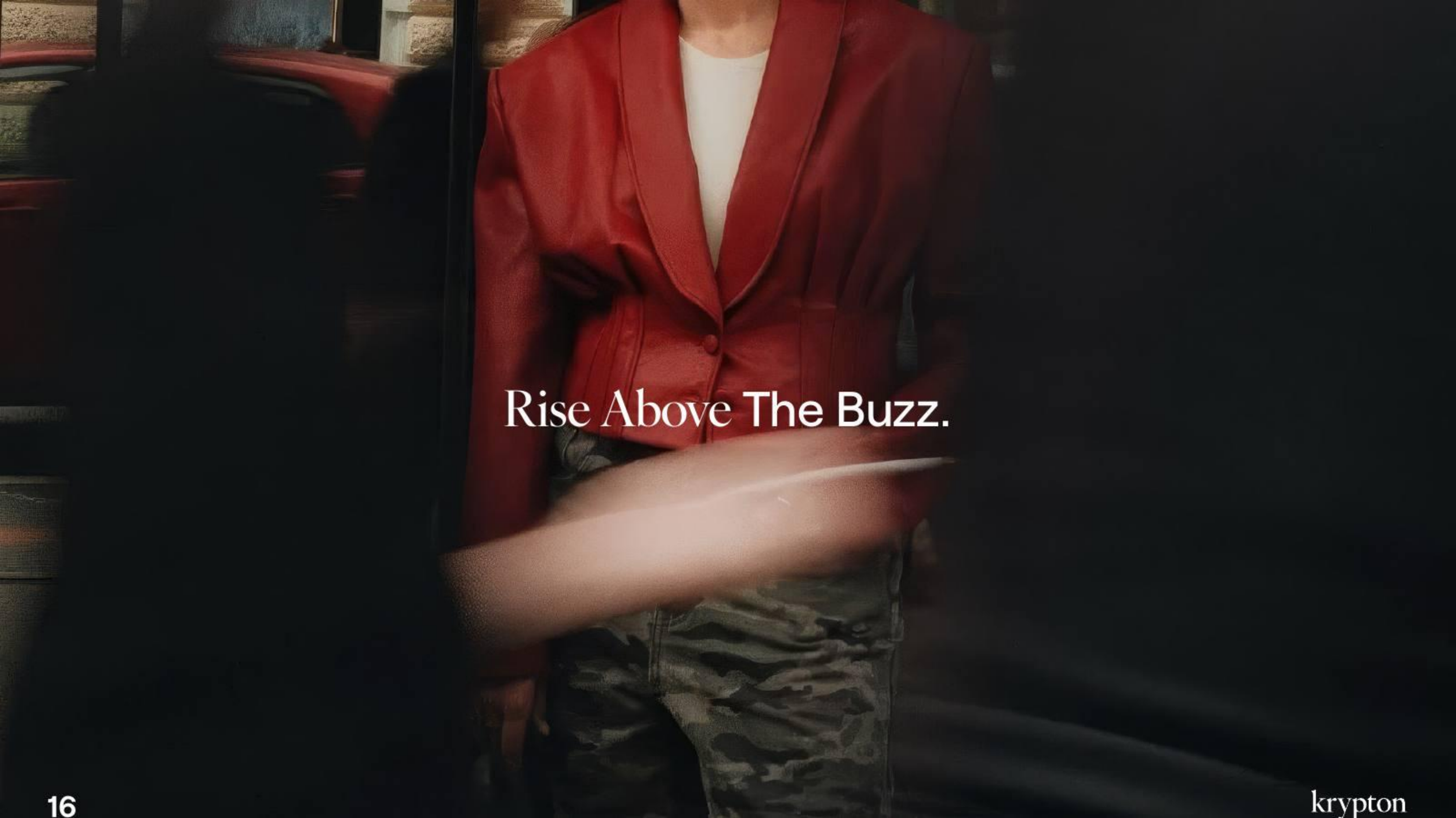
Two.

Introducing Krypton.

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NEWKAIRO /Krypton


Rise Above The Buzz.

Three.
Urban Living.

Urban Living above an active retail layer. Living here is elevated, literally and experientially.

With apartments positioned above an active retail layer, residents enjoy the best of both worlds: the energy of a vibrant urban destination right below, and the comfort of a private home above it all.



Because cosmopolitan living isn't about having everything. It's about having the right things, in the right place, exactly when you need them.

The City, Your Front Door.



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Three.
Urban Living.

Park views, natural light and fresh air.

Expansive park views take center stage, bringing a sense of tranquility and greenery into everyday living. Natural light moves effortlessly through every room, while fresh air and open views create an immediate sense of openness and ease.

Overlooking lush parks and inviting pool areas, every space is thoughtfully designed to remain connected to the outdoors, bringing nature, light, and a sense of calm into your home.



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All the Buzz. All the Balance.

Four.
Balanced
Living.

City Pulse, Green Calm.

Krypton brings two worlds together in a carefully considered balance: the energy of a connected urban destination and the tranquility of a landscape that invites you to slow down. Here, the buzz of the city meets the softness of greenery, creating an environment where movement and stillness coexist naturally.



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Four.
Balanced
Living.

At Krypton, you don't have to choose between being in the heart of it all and finding a place to recharge.

Both are part of the same experience, thoughtfully woven into the fabric of the neighborhood.

Four.
Balanced
Living.

A hospitality-led living experience, with serviced apartments and concierge services.



Serviced Apartments.

krypton

Four.
Balanced Living.

Urban
Not a resort. Not traditional metropolitan, architectural, unmistakably now.

Connected
The Boulevard. The tram.
Everything you need, right there.

Effortless
Concierge. Serviced living. Zero friction.

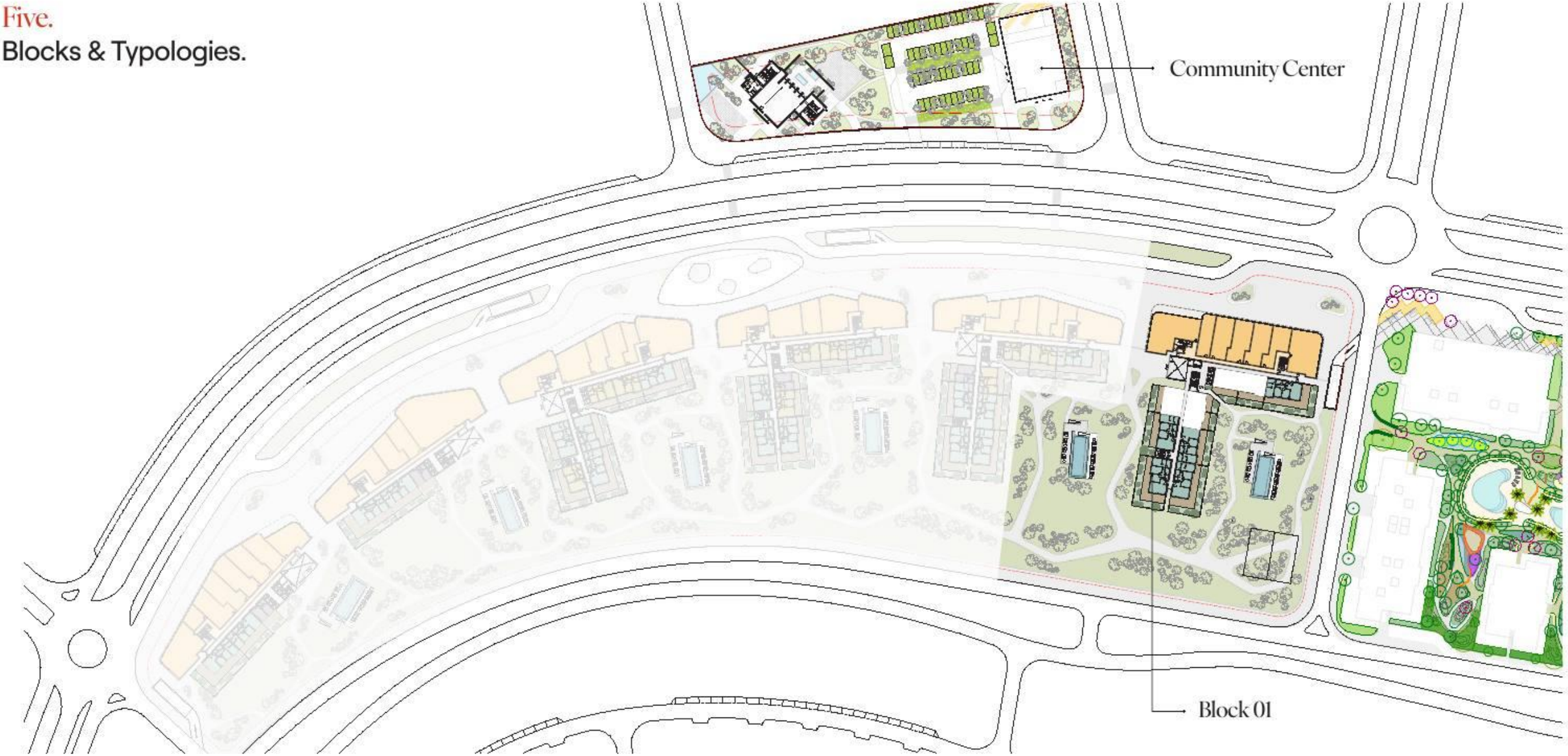
Dynamic
Retail below movement all around.
Life always in motion.

Refined
Sophisticated, never stiff.

Urban Connected Effortless Dynamic Refined


Closer to everything. Lighter in every way.

Block — 1
floorplans

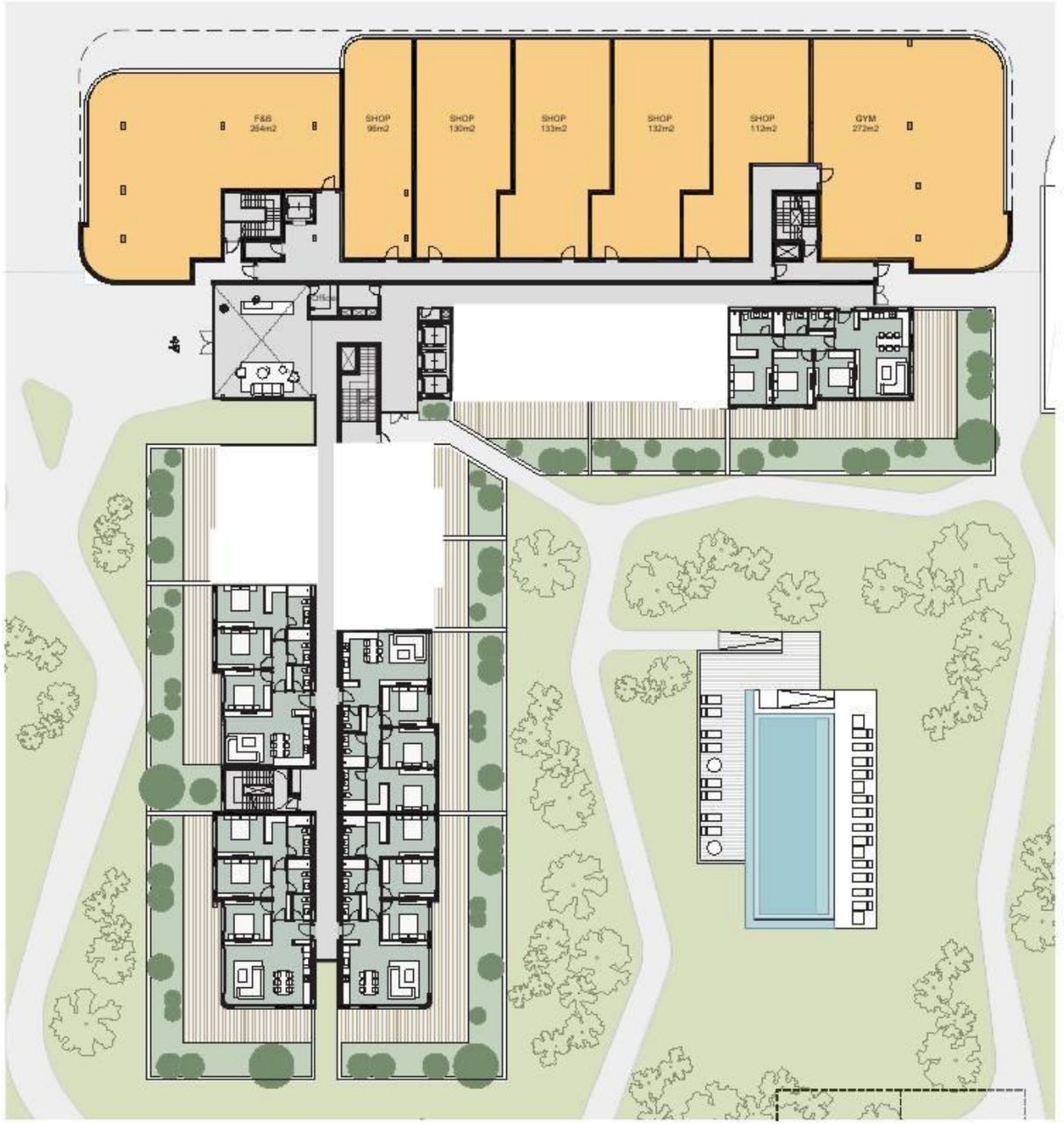


Block 01
Masterplan

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2B

3B

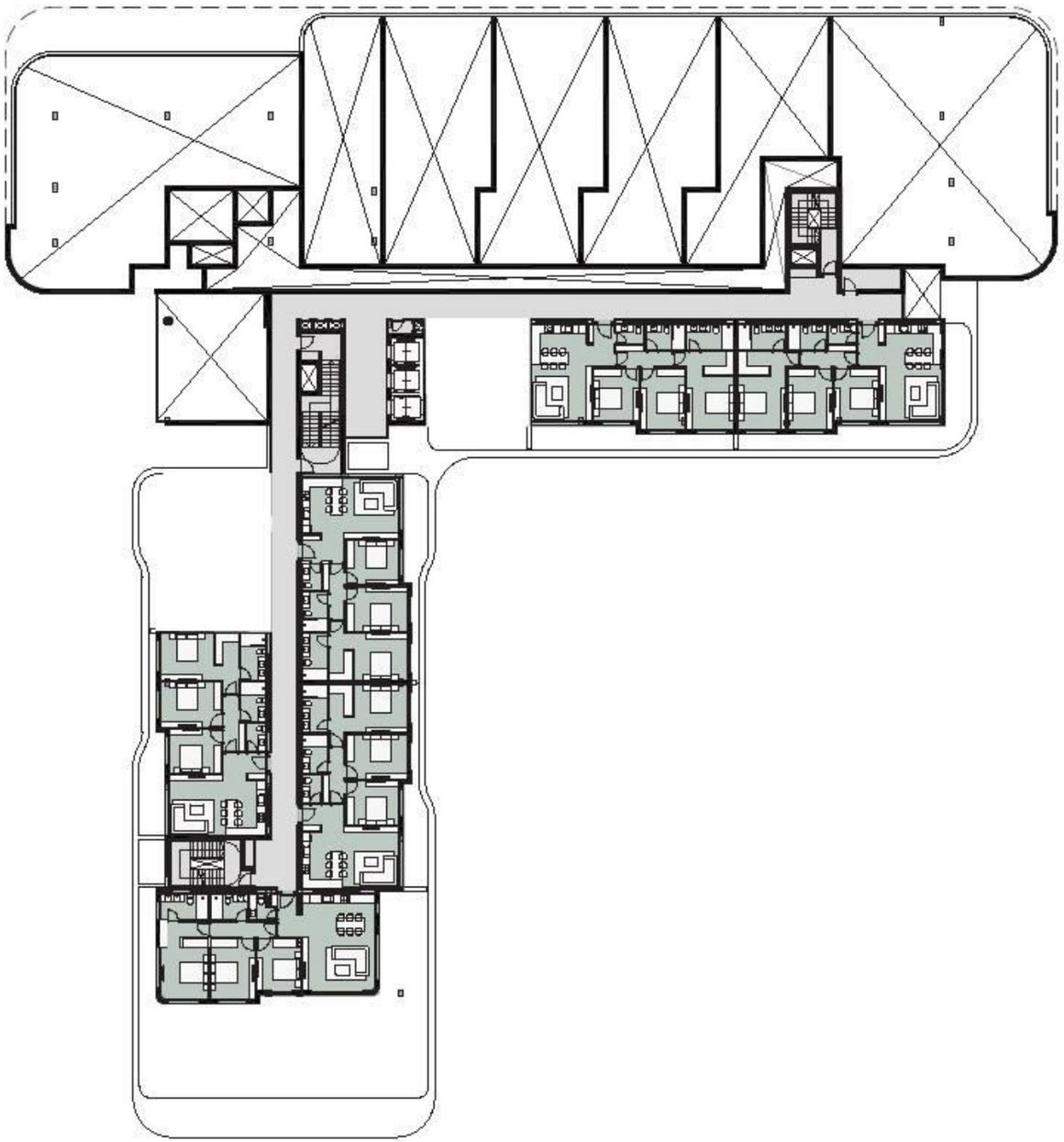


Ground Floor

Block–1

2B

3B



First Floor

Block–1

2B

3B



Second Floor

Block–1

2B

3B



Third Floor

Block–1

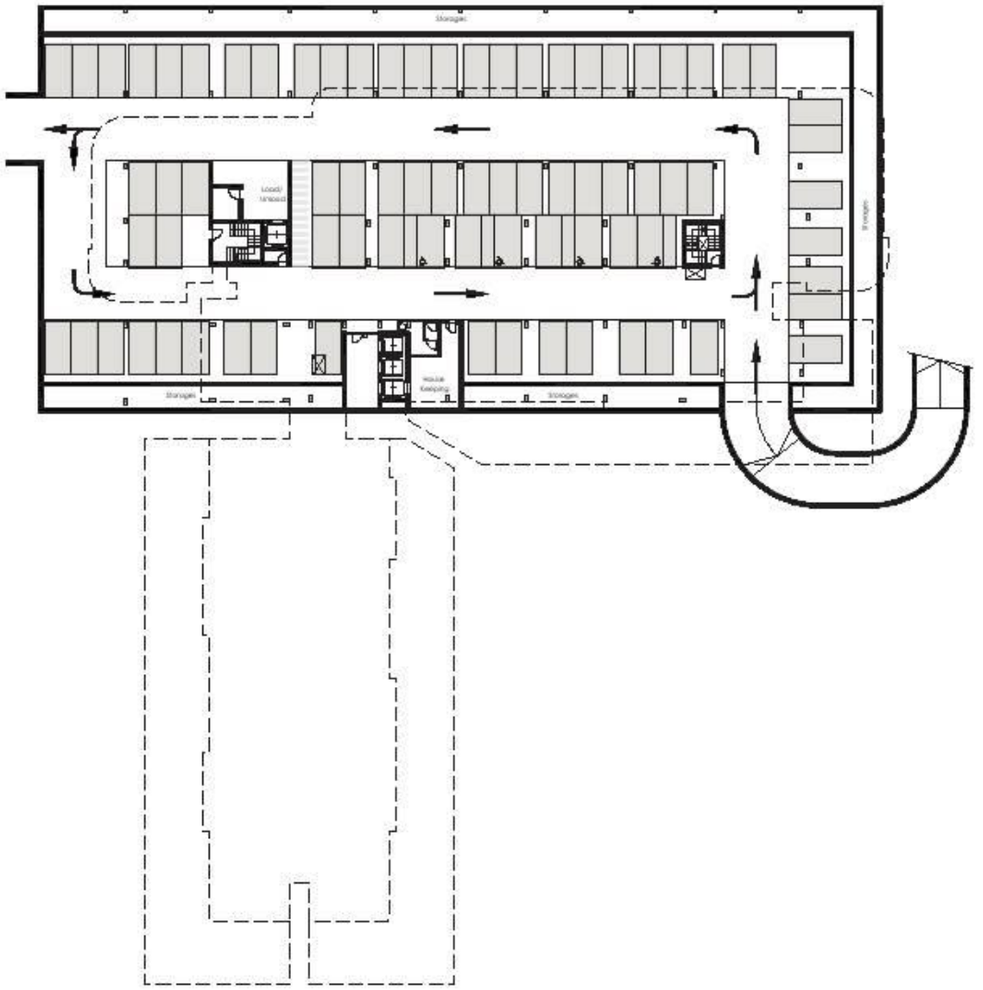
2B

3B



Fourth Floor

Block–1



Basement

Block–1

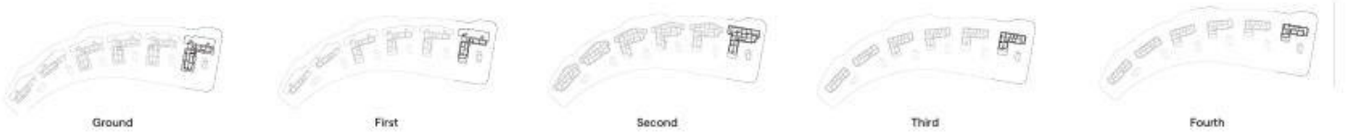
Block — 1
Typologies

BUA 1B – 01
79m²

1.	Kitchen & Dining	3.60 × 2.90
2.	Living Room	3.60 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.40
5.	Dresser	3.40 × 2.00
6.	Master Bathroom	1.70 × 2.40



1 Bedroom
Apartment 1

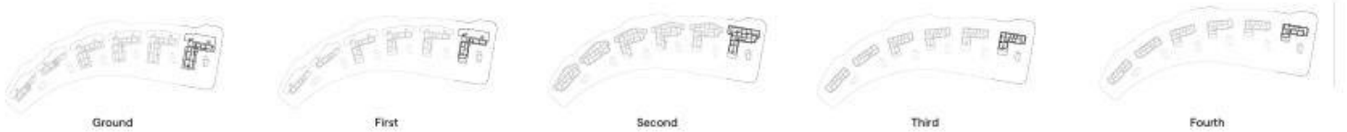


BUA 1B – 02
77m²

1.	Kitchen & Dining	3.60 × 2.90
2.	Living Room	3.60 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 4.40
5.	Master Bathroom	1.70 × 2.40

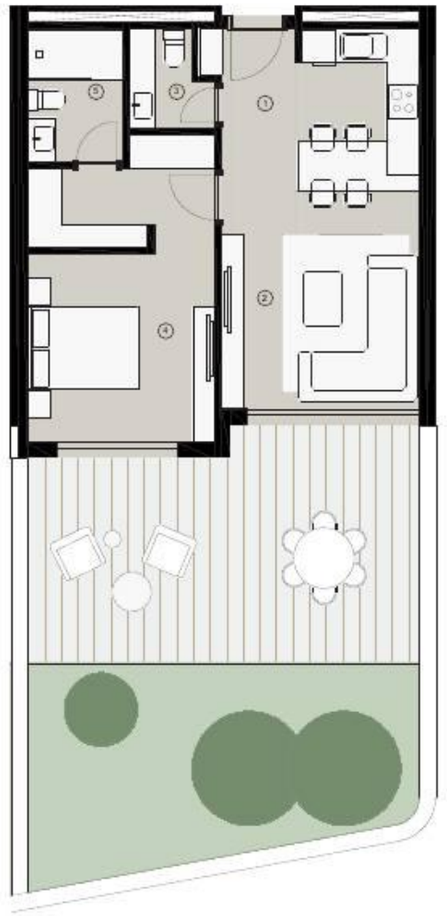


1 Bedroom
Apartment 2

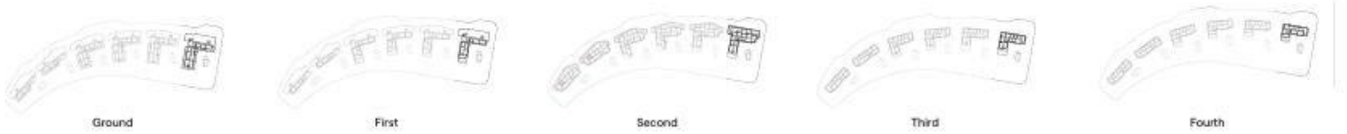


BUA 1B – 03
87m²

1.	Kitchen & Dining	3.60 × 2.90
2.	Living Room	3.60 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 4.40
5.	Master Bathroom	1.70 × 2.40



1 Bedroom
Apartment 3

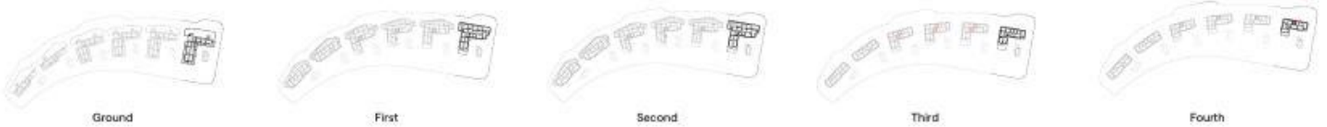


BUA 1B – 04
75m²

1.	Kitchen & Dining	3.60 × 2.90
2.	Living Room	3.60 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 4.40
5.	Master Bathroom	1.70 × 2.40



1 Bedroom
Apartment 4



BUA 1B – 05
77m²

1.	Kitchen & Dining	3.60 × 2.90
2.	Living Room	3.60 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.40
5.	Dresser	3.40 × 2.00
6.	Master Bathroom	1.70 × 2.40



1 Bedroom
Apartment 5

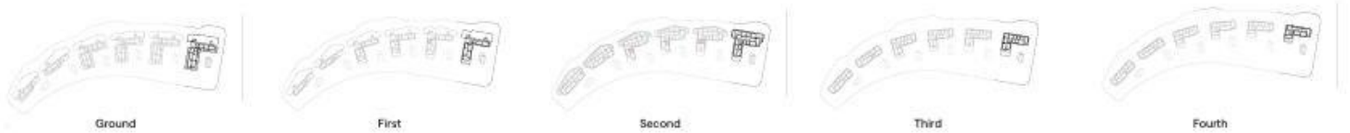


BUA 1B – 06
77m²

1.	Kitchen & Dining	3.60 × 2.90
2.	Living Room	3.60 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.40
5.	Dresser	3.40 × 2.00
6.	Master Bathroom	1.70 × 2.40



1 Bedroom
Apartment 6

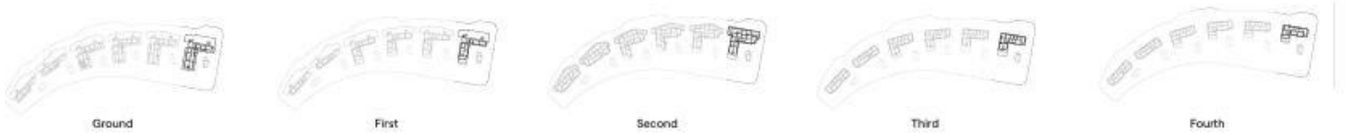


BUA 2B – 01
131m²

1.	Kitchen & Dining	4.80 × 2.80
2.	Living Room	4.80 × 4.10
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.75
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.75
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10



2 Bedroom
Apartment 1

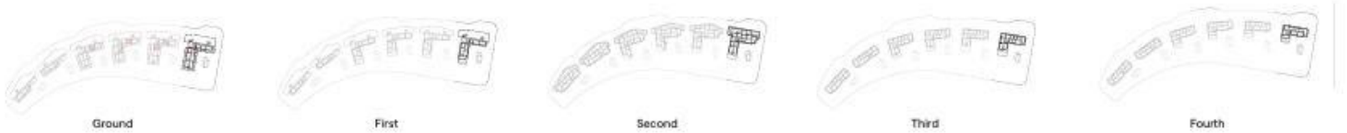


BUA 2B – 02
114m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.75
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.75
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10



2 Bedroom
Apartment 2

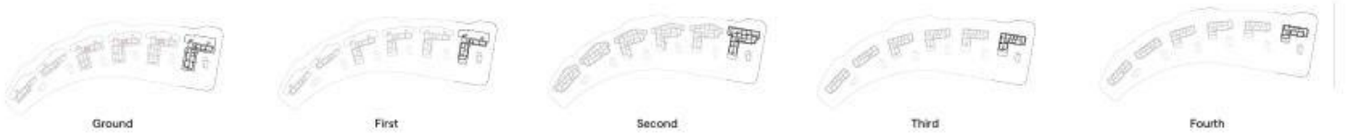


BUA 2B – 03
110m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.15
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.15
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10



2 Bedroom
Apartment 3



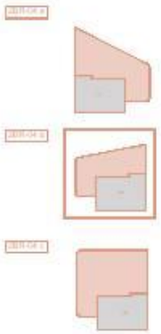
BUA 2B – 04A
122m²

BUA 2B – 04B
118m²

BUA 2B – 04C
125m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.75
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.75
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10





2 Bedroom
Apartment 4



BUA 2B – 05A
116m²

BUA 2B – 05B
119m²

BUA 2B – 05C
120m²

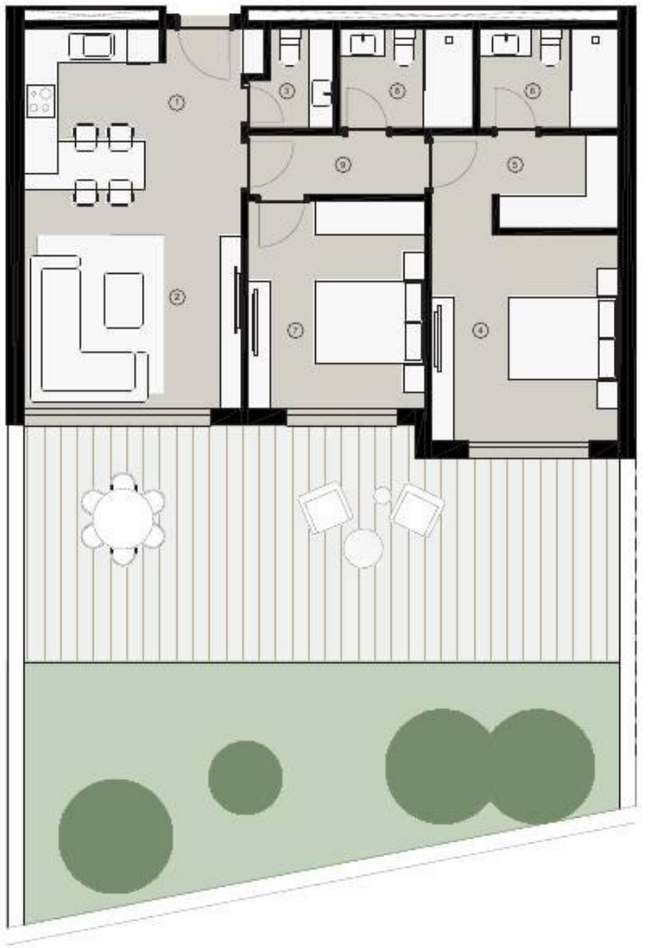
BUA 2B – 05D
115m²

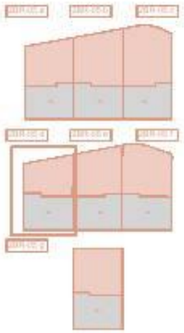
BUA 2B – 05E
117m²

BUA 2B – 05F
118m²

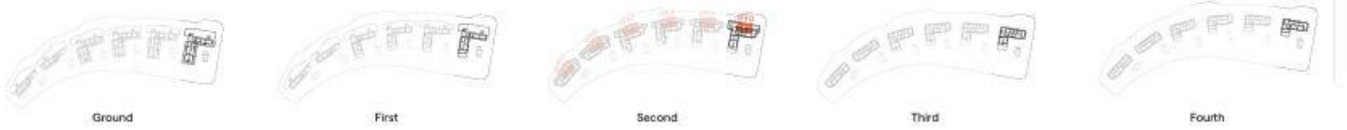
BUA 2B – 05G
117m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.75
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.75
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10





2 Bedroom
Apartment 5

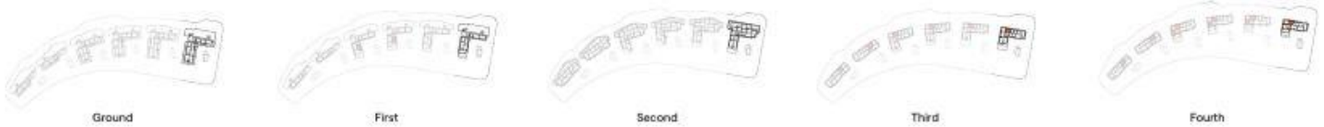


BUA 2B – 06
111m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.75
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.75
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10



2 Bedroom
Apartment 6

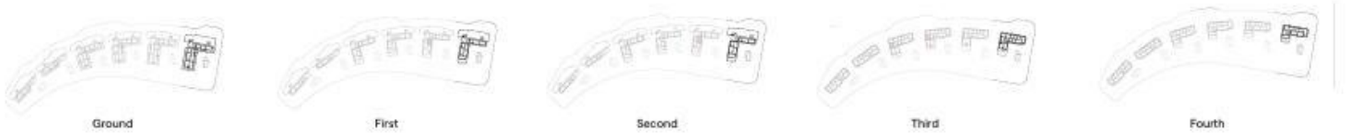


BUA 2B – 07
110m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.75
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.75
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10



2 Bedroom
Apartment 7

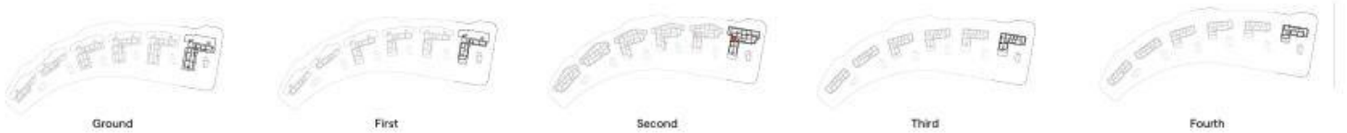


BUA 2B – 08
108m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.15
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.15
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10



2 Bedroom
Apartment 8

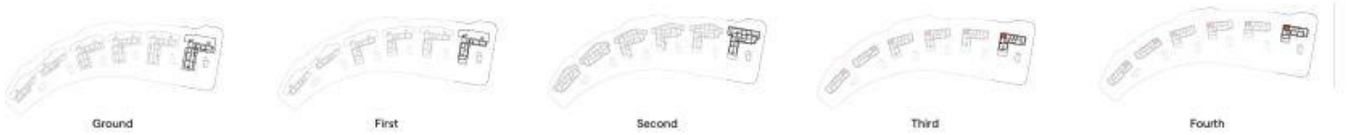


BUA 2B – 09
116m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.00 × 4.00
3.	Guest Bathroom	1.60 × 1.80
4.	Master Bedroom	3.40 × 3.75
5.	Dresser	3.40 × 1.80
6.	Master Bathroom	2.50 × 1.80
7.	Bedroom 2	3.20 × 3.75
8.	Bathroom 2	2.40 × 1.80
9.	Corridor	3.20 × 1.10



2 Bedroom
Apartment 9



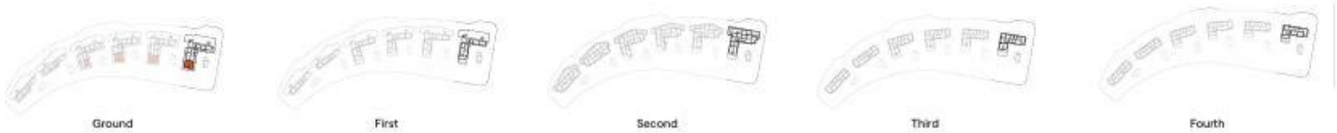
krypton

BUA 3B – 01
164m²

1.	Kitchen & Dining	4.80 × 2.90
2.	Living Room	5.15 × 4.00
3.	Reception	1.50 × 3.00
4.	Guest Bathroom	2.00 × 1.80
5.	Master Bedroom	3.40 × 3.75
6.	Dresser	4.30 × 1.80
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.00 × 1.10



3 Bedroom
Apartment 1

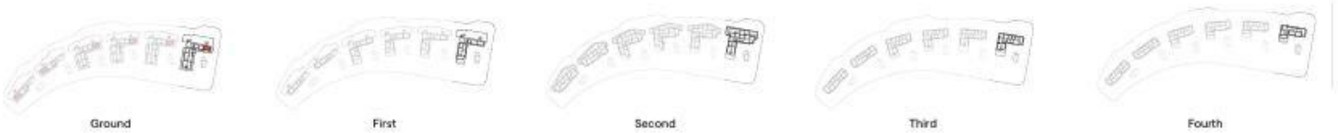


BUA 3B – 02
158m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.35 × 4.00
3.	Reception	1.50 × 3.00
4.	Guest Bathroom	2.00 × 1.80
5.	Master Bedroom	3.40 × 3.75
6.	Dresser	4.30 × 1.80
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.00 × 1.10



3 Bedroom
Apartment 2

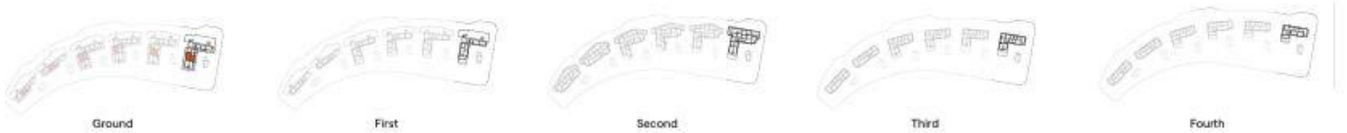


BUA 3B – 03
147m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.35 × 4.00
3.	Reception	1.50 × 3.00
4.	Guest Bathroom	2.00 × 1.80
5.	Master Bedroom	3.40 × 3.75
6.	Dresser	4.30 × 1.80
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.00 × 1.10



3 Bedroom
Apartment 3

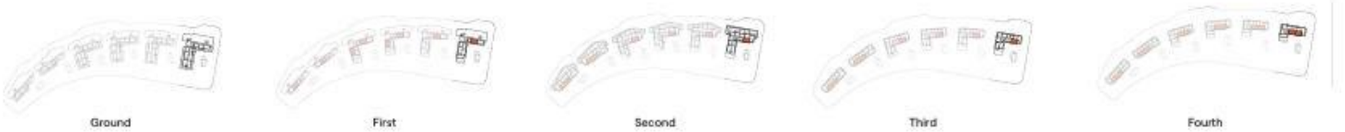


BUA 3B – 04
143m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.35 × 4.00
3.	Reception	1.50 × 3.00
4.	Guest Bathroom	2.00 × 1.80
5.	Master Bedroom	3.40 × 3.75
6.	Dresser	4.30 × 1.80
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.00 × 1.10



3 Bedroom
Apartment 4

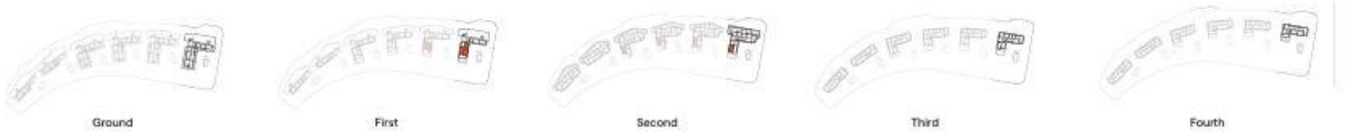


BUA 3B – 05
141m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.35 × 4.00
3.	Reception	1.50 × 3.00
4.	Guest Bathroom	2.00 × 1.80
5.	Master Bedroom	3.40 × 3.75
6.	Dresser	4.30 × 1.80
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.00 × 1.10



3 Bedroom
Apartment 5



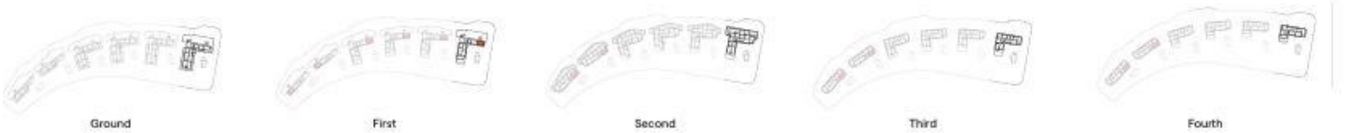
krypton



BUA 3B – 06
149m²

1.	Kitchen & Dining	4.00 × 2.90
2.	Living Room	4.35 × 4.00
3.	Reception	1.50 × 3.00
4.	Guest Bathroom	2.00 × 1.80
5.	Master Bedroom	3.40 × 3.75
6.	Dresser	4.30 × 1.80
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.00 × 1.10

3 Bedroom
Apartment 6

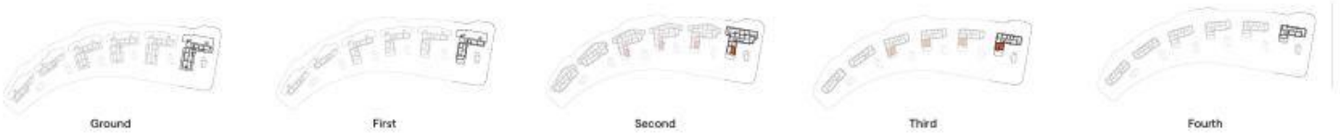




BUA 3B – 07
163m²

1.	Kitchen & Dining	4.80 × 2.90
2.	Living Room	5.15 × 4.00
3.	Reception	1.50 × 3.00
4.	Guest Bathroom	2.00 × 1.80
5.	Master Bedroom	3.40 × 3.75
6.	Dresser	4.30 × 1.80
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.00 × 1.10

3 Bedroom
Apartment 7

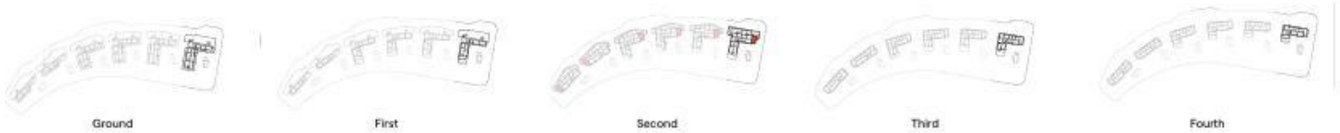


BUA 3B – 08
176m²

1.	Kitchen & Dining	5.20 × 3.00
2.	Living Room	5.15 × 3.90
3.	Reception	1.30 × 3.00
4.	Guest Bathroom	1.90 × 1 .80
5.	Master Bedroom	3.40 × 4.35
6.	Dresser	3.40 × 1.10
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.90 × 1.10



3 Bedroom
Apartment 8

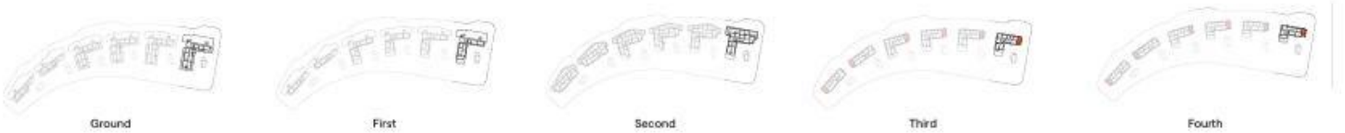




BUA 3B – 09
161m²

1.	Kitchen & Dining	5.20 × 3.00
2.	Living Room	5.15 × 3.90
3.	Reception	1.30 × 3.00
4.	Guest Bathroom	1.90 × 1.80
5.	Master Bedroom	3.40 × 4.35
6.	Dresser	3.40 × 1.10
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.90 × 1.10

3 Bedroom
Apartment 9

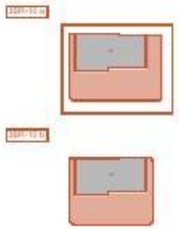


BUA 3B – 10A
194m²

BUA 3B – 10B
186m²

1.	Kitchen & Dining	5.20 × 3.00
2.	Living Room	5.15 × 3.90
3.	Reception	1.30 × 3.00
4.	Guest Bathroom	1.90 × 1.80
5.	Master Bedroom	3.40 × 4.35
6.	Dresser	3.40 × 1.10
7.	Master Bathroom	3.40 × 1.80
8.	Bedroom 2	3.20 × 4.35
9.	Bedroom 3	3.20 × 3.75
10.	Bathroom 2	2.80 × 1.80
11.	Corridor	4.90 × 1.10





3 Bedroom
Apartment 10




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