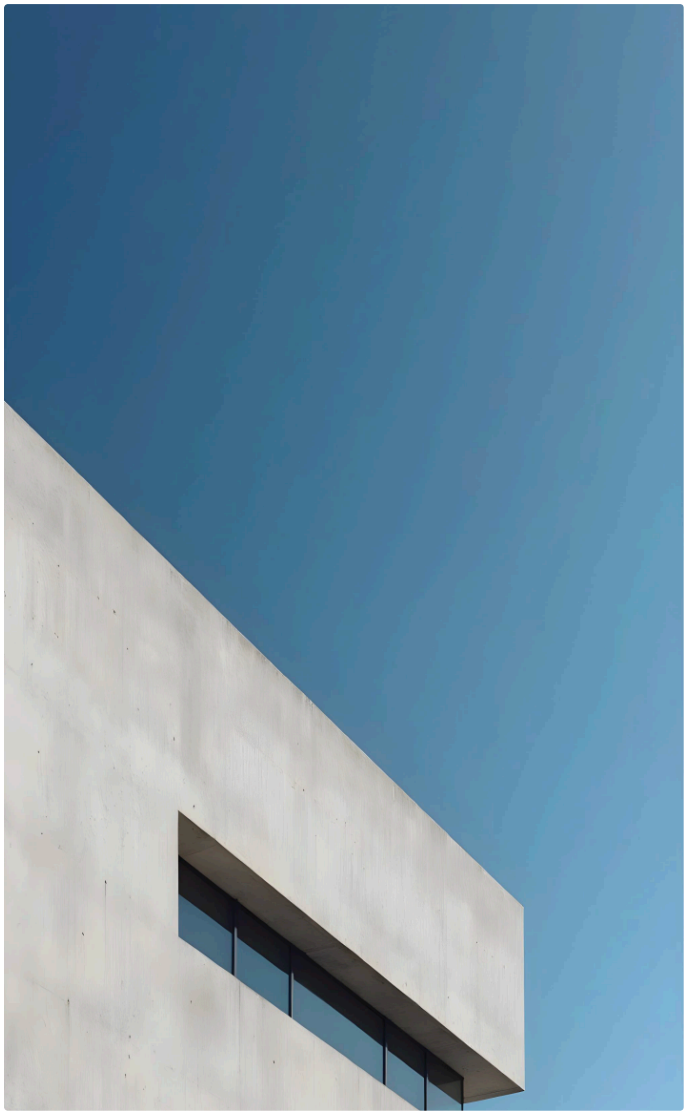
Nawy

Trio

M SQUARED

01

ABOUT **DEVELOPER**



ABOUT
M SQUARED

M Squared Developments is one of the major real estate players in Egypt. It constructs state-of-the-art residential, mixed-use, and resort projects in various prominent areas in the country.

M Squared seamlessly integrates functionality with aesthetics, priding itself on its human-centric approach. It developed a wide range of signature residential projects with an authentic eye to the finest details.

Its unrivaled success aligns with Egypt's vision for sustainable development and growth.

Facts About M Squared Developments

M Squared was founded in **2012**. It aims to leave a positive impact on the next generations by introducing forward-thinking cultures and notions.



ABOUT
THE PROJECT

Thanks to Trio Garden Compound's threefold perspective on life, you can enjoy a life of the utmost privacy and exclusivity. The compound has a state-of-the-art elevated design with flying gardens amplifying beauty, recreation, and privacy in three different dimensions.

Besides the innovative design, Trio New Cairo Compound by M Squared is well known for its wide range of amenities, offering a luxurious life. Combine that with the endless greenery and shimmering water features, and you get the recipe for a perfect life in the heart of New Cairo City.

Trio New Cairo Compound Master Plan

Trio New Cairo Compound is a high-end compound developed by M Squared across **35.5 acres** of land in New Cairo to be a true testament to sustainable development. Accordingly, it is filled with lush greenery, parks, and gardens.

In fact, all buildings are connected with open gardens, water features, and fully functional parks. It is also worth mentioning that 75% of the compound's area is dedicated to parks, gardens, fountains, bike tracks, and walking trails.

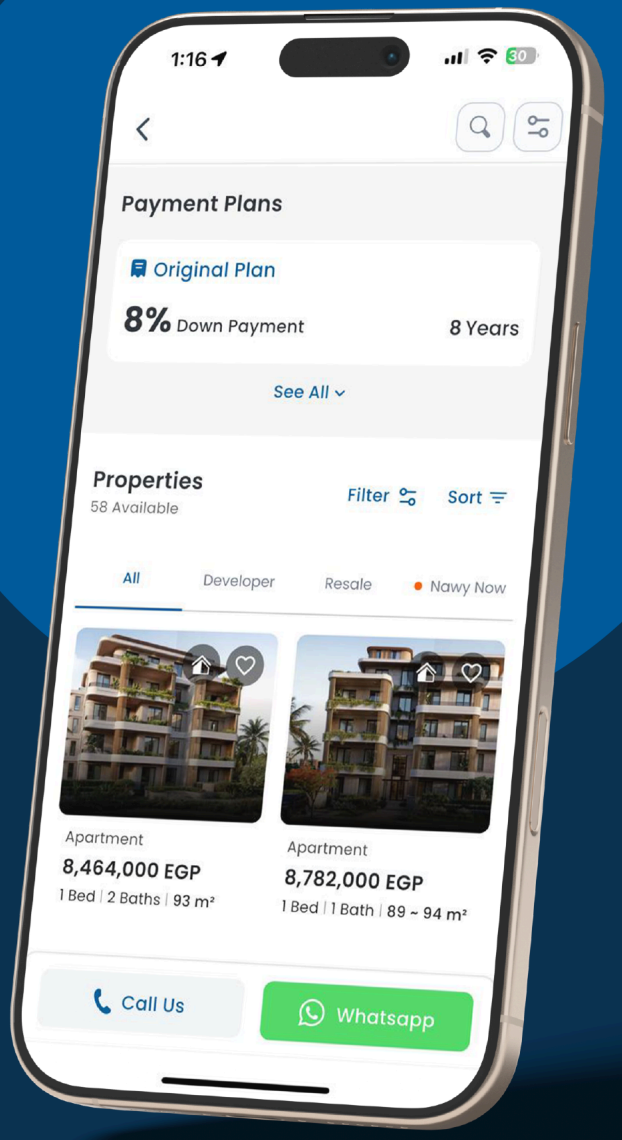
Besides the open spaces and elements of nature, Trio New Cairo Compound New Cairo features a wide range of facilities, including but not limited to:

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THROUGH

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02

THE **GALLERY**

THE **GALLERY**







03

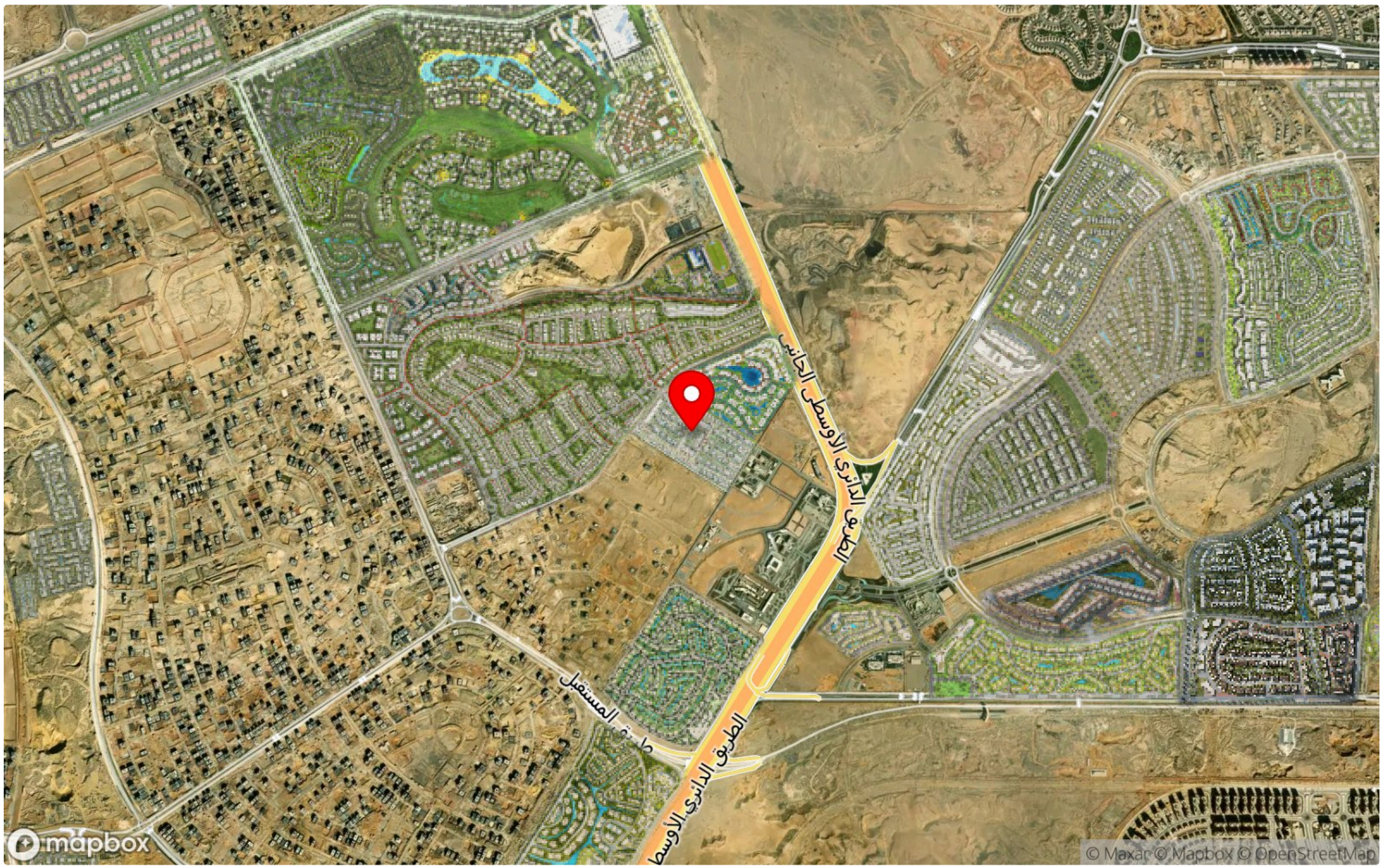
THE **MASTER PLAN**


B01
B02
B04
B03
A01
A02
A03
A04
A05
A06

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

APARTMENT 01

AREA ***135 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



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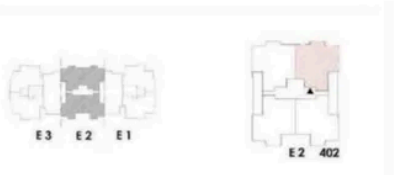
APARTMENT 01

Type 5

Fourth Floor
Two Bedrooms En-Suite

Total Area	135m²





Fourth Floor

Reception	3.60x3.70
Dining	3.60x2.55
Entrance	2.55x1.95
Kitchen	2.85x3.00
Guest Toilet	2.85x1.15
Bedroom	3.65x3.30
Bathroom	2.35x1.30
Master Bedroom	3.30x4.15 1.70X1.30
Master Bathroom	2.50x2.00
Terrace 1	2.30x2.60
Terrace 2	2.90x0.80
Corridor	1.10x6.10
Multi Purpose Room/Bath	3.00x1.85
Laundry closet	0.70x0.90

APARTMENT 02

AREA ***135 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



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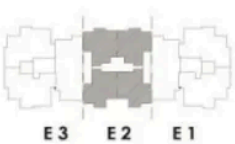
APARTMENT 02

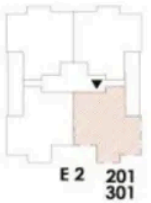
Building Type	residential
Unit Name	130m typical

Type 4

Second and Third Floor
Two Bedrooms En-Suite

Total Area	130m²





Second and Third Floor

Reception	3.60x4.55
Dining	3.60x2.55
Entrance	1.35x1.95
Kitchen	2.85x3.00
Guest Toilet	2.85x1.15
Bedroom	3.30x3.65
Bathroom	2.50x1.30
Master Bedroom	3.30x4.80 1.75X1.30
Master Bathroom	2.50x2.00
Terrace	1.15x2.30
Corridor	1.10x6.10
Nanny's Room/Bath	3.00x1.85
Laundry Closet	0.90x0.7



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APARTMENT 03

AREA ***135 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



Nawy

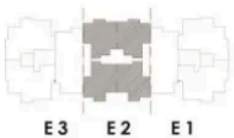
CONTACT US

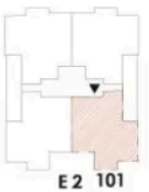
APARTMENT 03

Type 4

First Floor
Two Bedrooms En-Suite

Total Area	130m²





First Floor

Reception	3.60x4.50
Dining	3.60x2.60
Entrance	1.35x2.00
Kitchen	2.90x3.00
Guest Toilet	2.85x1.15
Bedroom	3.30x4.30
Bathroom	2.50x1.30
Master Bedroom	3.30x4.15 1.75X1.30
Master Bathroom	2.50x2.00
Terrace	1.15x2.30
Corridor	1.10x6.10
Nanny's Room/Bath	3.00x1.85
Laundry Closet	0.70x0.85



APARTMENT 04

AREA ***135 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



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APARTMENT 04

Building Type	Residential
Unit Name	Apartment

M squared.

TRIO LARGE
Apartment

TL01 – A32 Three Bedrooms

Total Area
150 m²



Entrance	4.80x1.25
Reception & Dinning	7.45x3.40
Living Room	5.80x2.70
Terrace	2.30x1.95
Bedroom 1	3.45x3.20
Bedroom 2	5
Bathroom	3.25 x 5.24
Master Bedroom	17
Bathroom	1.70x2.65
Toilet	1.15x2.80
Kitchen	3.20x2.80

PENTHOUSE 01

AREA ***145 SQM*** ***2*** BEDROOMS ***3*** BATHROOMS



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PENTHOUSE 01

QUATTRO STANDARD 01 Roof Villa

QS01 – V43
Two Bedrooms

Total Area	Garden
145 m²	45 m²
Lower Level	Upper Level
105 m²	40 m²





Lower Level

Reception & Dinning	3.20 x 5.12 2.53 x 3.87
Kitchen	1.71 x 3.35 0.60 x 1.98
Stairs	2.67 x 2.67
Entrance	1.55 x 2.22
Toilet	1.50 x 1.98
Corridor	1.00 x 3.13
Master Bedroom	3.35 x 3.87 1.25 x 2.75
Dressing	2.10 x 2.36
Toilet	1.70 x 2.00

Upper Level

Stairs	1.79 x 2.64
Bedroom	3.00 x 3.20
Living Room	2.67 x 2.68
Lobby	0.87 x 2.64
Toilet	1.71 x 2.01

PENTHOUSE 02

AREA ***145 SQM*** ***3*** BEDROOMS ***5*** BATHROOMS



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PENTHOUSE 02

Type 14

Fourth and Penthouse
Three Bedrooms En-Suite Middle

Total Area	290m²
Roof Terrace Area	130m²





Fourth Floor

Reception	4.95x4.20 3.50x4.40
Dining	3.90x3.50
Entrance	3.50x1.45
Guest Toilet	2.80x1.20
Lobby	1.45x1.20
Laundry Closet	07x1.20
Kitchen	5.10x2.95
Bedroom 1	3.50x3.55
Bathroom 1	2.00x1.60
Bedroom 2	3.50x2.15 3.10x2.35
Bathroom 2	2.20x1.95
Master Bedroom	3.60x5.00
Master Bathroom	1.70x2.00
Dressing	2.00x1.90
Terrace 1	1.70x3.65 1.00x4.35
Corridor	6.35x1.25
Terrace 2	1.85x1.90
Terrace 3	1.35x2.40

Penthouse Floor

Lobby	1.25x6.15
Kitchenette	0.6x1.6
Living/Bedroom	4.60x3.60
Bathroom	3.10x1.90
Multi Purpose Room/Bath	2.70x2.00

TOWNHOUSE 01

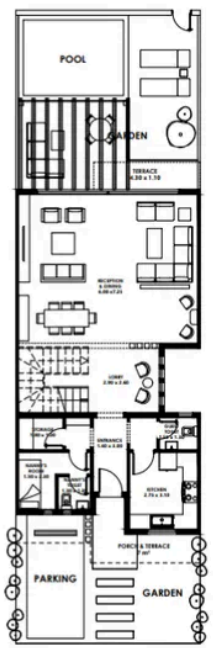
AREA ***242 SQM*** ***5*** BEDROOMS ***4*** BATHROOMS



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TOWNHOUSE 01



TOWN HOUSE
MIDDLE

LAND AREA: 190 m²
TOTAL AREA: 241.7 m²
ROOF TERRACE AREA: 85.5 m²

GROUND FLOOR AREA: 107 m²

PORCH & TERRACE	7 m²
ENTRANCE	1.40 x 3.00
LOBBY	2.90 x 2.60
RECEPTION & DINING	6.00 x7.25
GUEST TOILET	1.55 x 1.30
KITCHEN	2.75 x 3.10
STORAGE	1.80 x 1.30
NANNY'S ROOM	1.50 x 2.30
NANNY'S TOILET	1.30 x 1.30
TERRACE	4.30 x 1.10

TOWNHOUSE 02

AREA ***242 SQM*** ***5*** BEDROOMS ***4*** BATHROOMS



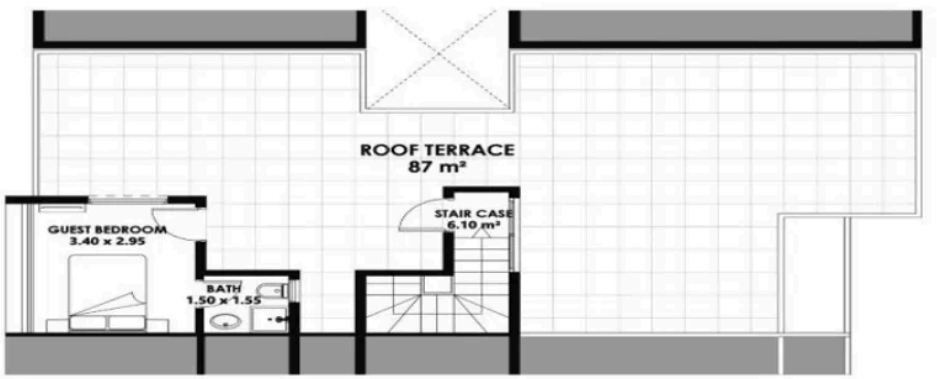
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TOWNHOUSE 02



FIRST FLOOR PLAN
112 M²



PENTHOUSE FLOOR PLAN
23.7 M²

06

THE **AMENITIES**



INFRASTRUCTURE



COMMERCIAL STRIP



OUTDOOR POOLS



FINISHING

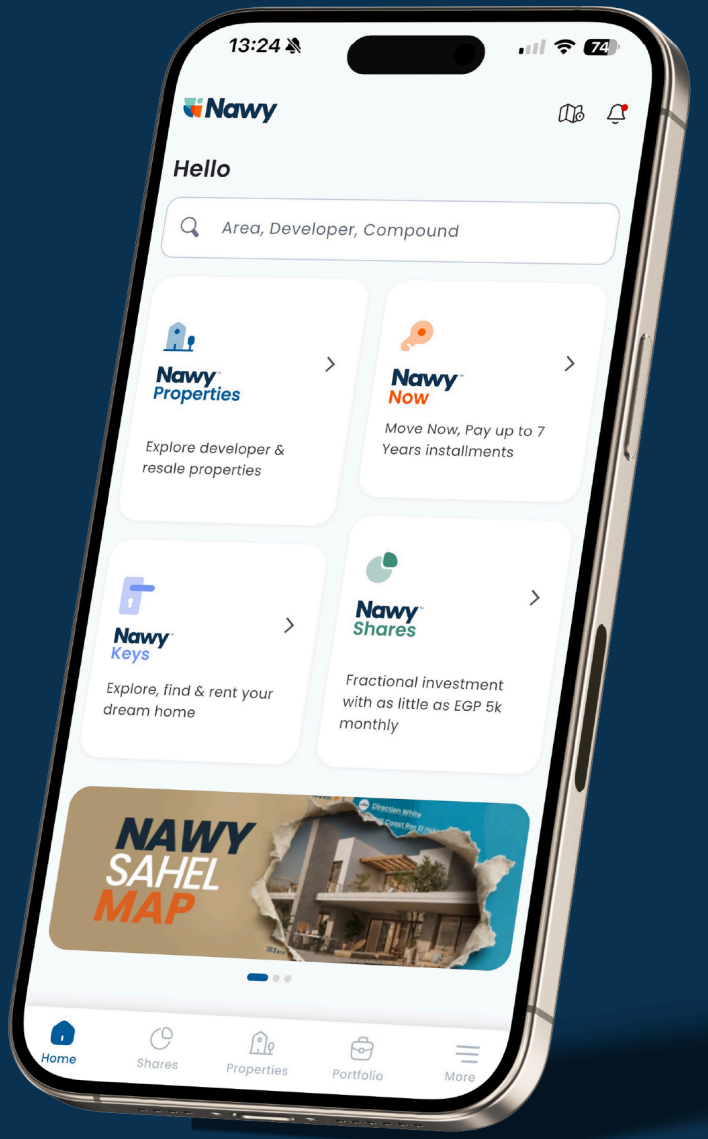
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