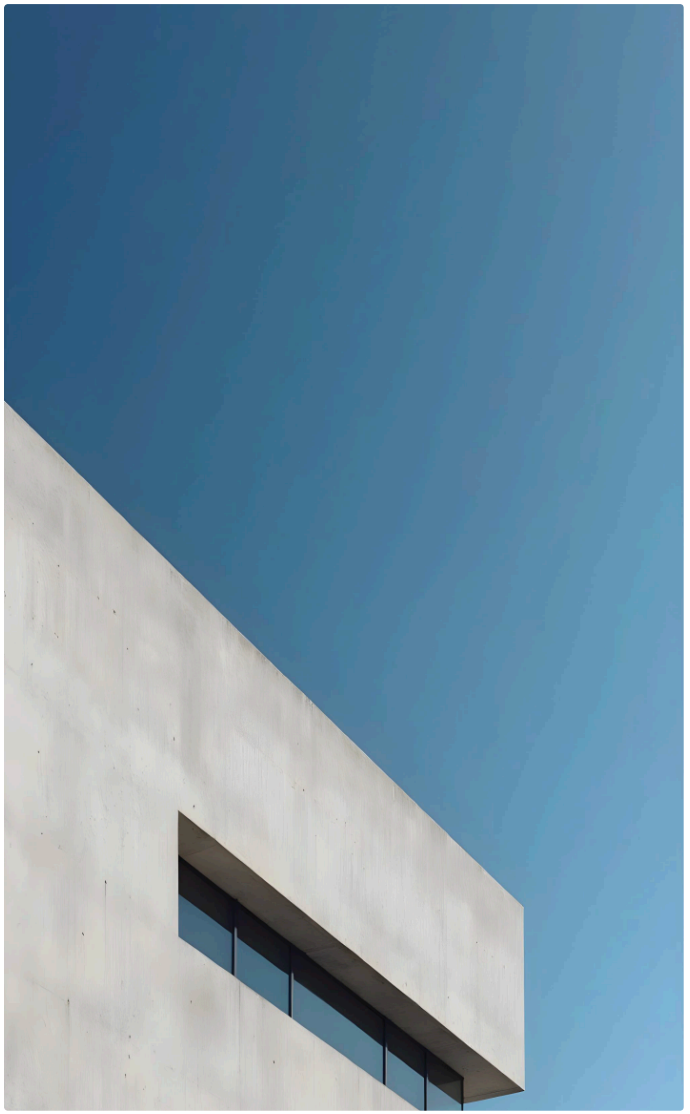
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Vinci

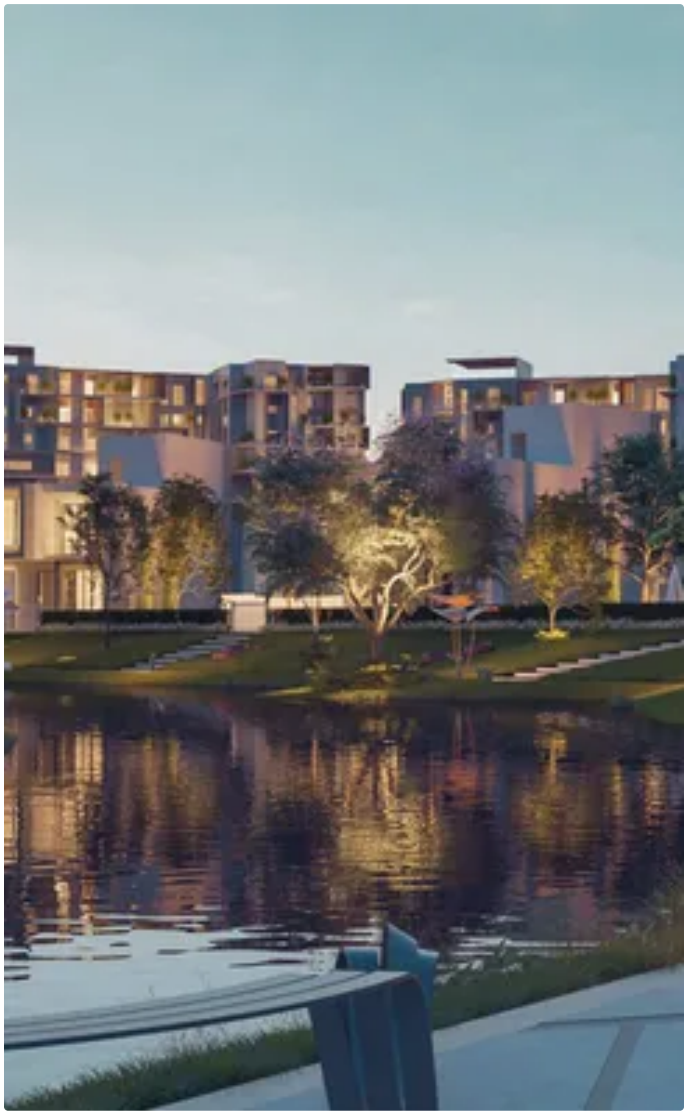
MISR ITALIA PROPERTIES

01

ABOUT **DEVELOPER**



ABOUT
MISR ITALIA PROPERTIES



ABOUT
THE PROJECT

Developed with a luxurious Italian design, Vinci Misr Italia Compound is one of the unique projects in New Capital City, offering a top-notch living experience. It was built over **110 acres** of lush land in the R7 New Capital Neighborhood, comprised of unmatched facilities and high-end properties.

The project is strategically situated in New Administrative Capital to offer luxury and convenience. It is near the Diplomatic District, and it is easily accessible through the Mohamed Bin Zayed Axis.

Vinci Misr Italia Compound design concept is unique. The project is divided into **8 districts,** each with unmatched state-of-the-art themes, from the 19th-century classic to the 21st-century contemporary.

This world-class project is not just a mere residential compound; rather, it is a whole concept of living as it offers mixed-use buildings to satisfy all residents' needs.

Vinci New Capital Master Plan

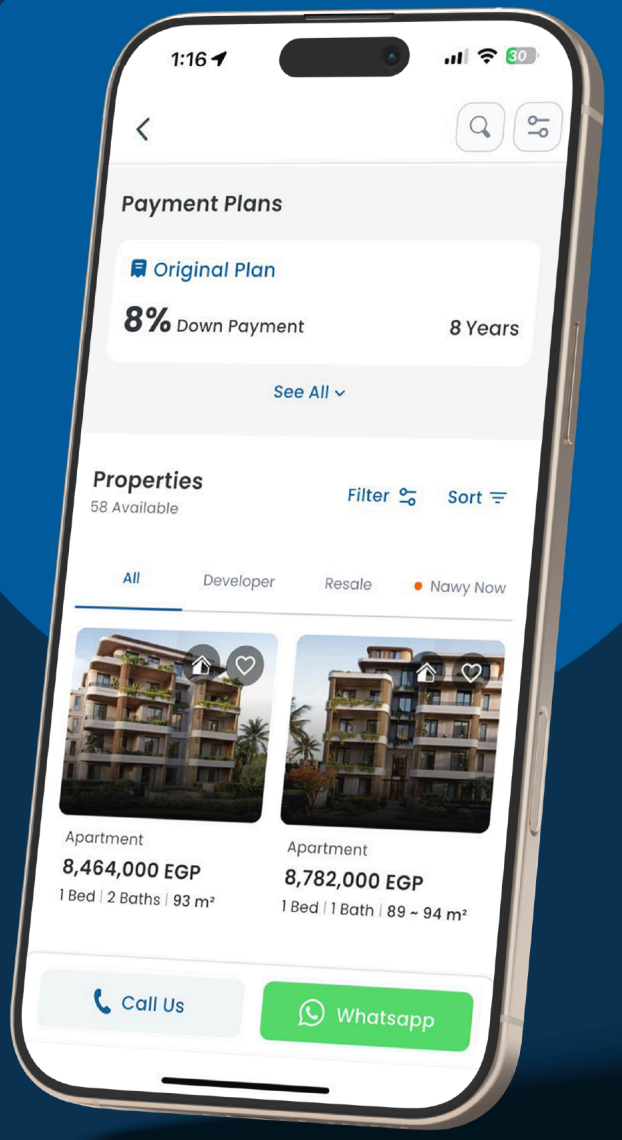
The Vinci Misr Italia Compound master plan was smartly planned and brilliantly executed to utilize every square meter of its 110-acre plot.

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THROUGH

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02

THE **GALLERY**

THE **GALLERY**













03

THE **MASTER PLAN**



CHAPTER THREE

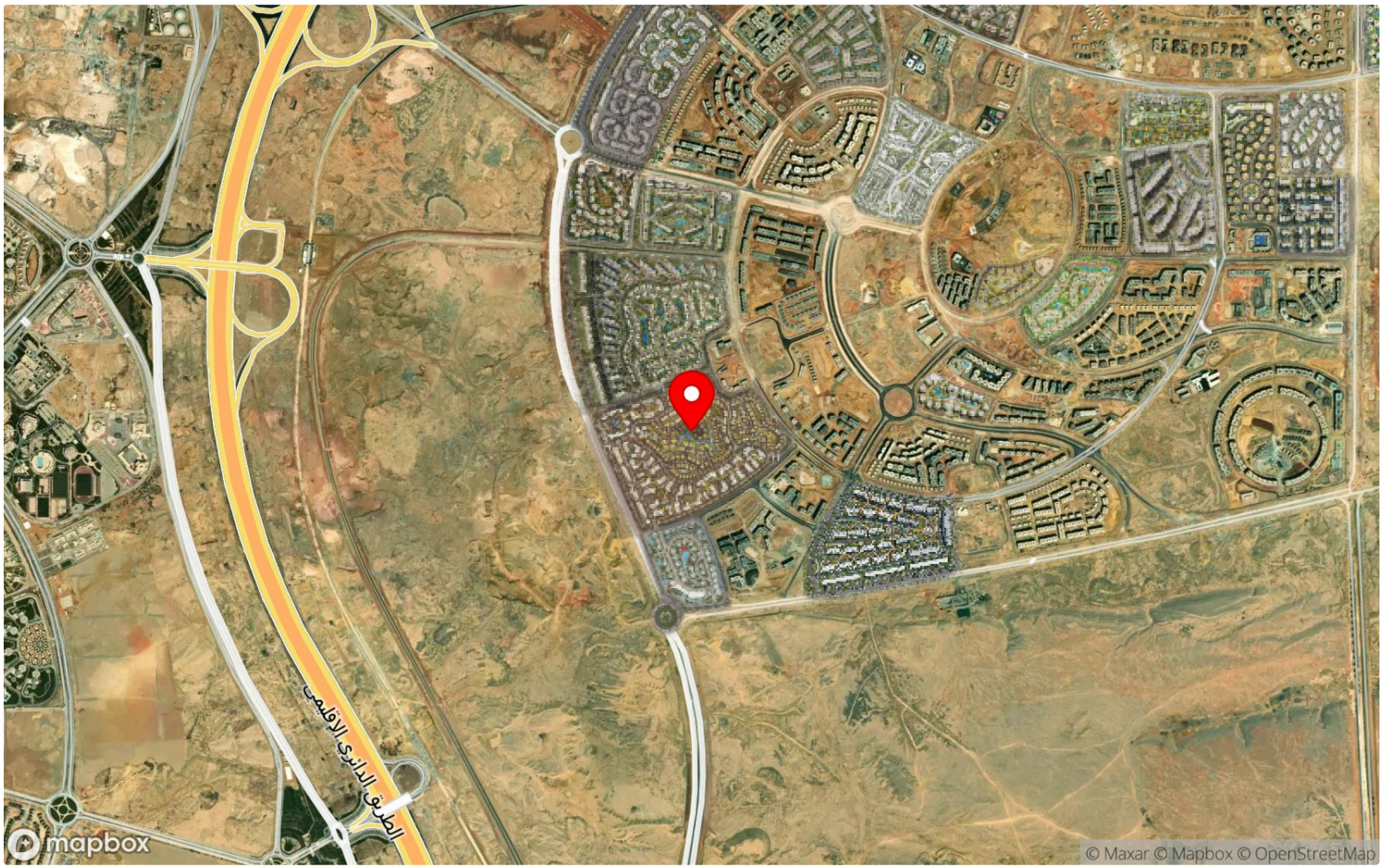
VINCI MASTERPLAN

- VINCI'S MAINGATES
- VINCI'S LUXURY VILLAS
- SERVICE APARTMENTS
- HIGH END APARTMENTS
- COMMERCIAL AREA
- VINCI'S CLUBHOUSE
- COMMUNITY CENTER
- TREELINE PROMENADE
- INNER PASSAGEWAY
- WATER FEATURES

04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

DUPLEX 01

AREA ***340 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

DUPLEX 01

Total Gross Area: 324 m²
3 Bedroom + Nanny

1.	Entrance Lobby	2.90X3.00
2.	Reception	6.45X6.25
3.	Kitchen	2.00X4.00
4.	Guest Bathroom	1.00X2.20
5.	Maid Room	2.30X1.80
6.	Maid Bathroom	1.70X1.20
7.	Master Bedroom	4.00X3.60
8.	Master Bathroom	2.35X2.00
9.	Dressing	4.00X1.60
10.	Bedroom 1	3.60X3.60
11.	Bedroom 2	3.60X3.60
12.	Bathroom	2.35X1.95
13.	Living Room	4.00X4.60
14.	Terrace	2.65X0.90
15.	Lobby	1.10X5.60
16.	Garden Terrace	63 m²



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DUPLEX 02

AREA ***340 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

DUPLEX 02

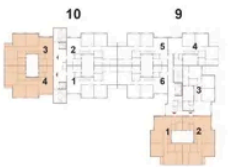
E1

FOURTH TO SEVENTH FLOOR

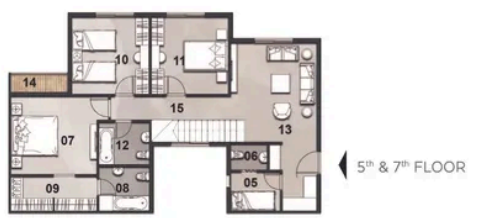
SKY VILLA | UNIT 41, 42, 61 & 62 | BUILDING 9
43, 44, 63 & 64 | BUILDING 10

Total Gross Area:
314 - 320 m² (Building 9) | 330 m² (Building 10)
3 Bedroom + Nanny

1.	Entrance Lobby	2.90x3.00
2.	Reception	6.55x6.25
3.	Kitchen	2.00x4.00
4.	Guest Bathroom	1.00x2.20
5.	Nanny's Bedroom	2.30x1.80
6.	Nanny's Bathroom	1.70x1.20
7.	Master Bedroom	4.15x3.60
8.	Master Bathroom	2.30x2.00
9.	Dressing	1.60x4.15
10.	Bedroom 1	3.60x3.60
11.	Bedroom 2	3.60x3.60
12.	Bathroom	2.30x1.95
13.	Living room	4.00x4.80
14.	Terrace	2.85x0.90
15.	Lobby	1.10x6.10
16.	Garden Terrace	64-67m²







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TOWNHOUSE 01

AREA ***253 SQM*** ***3*** BEDROOMS ***4*** BATHROOMS



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CONTACT US

TOWNHOUSE 01

TOWNHOUSE
4TH - UNIT B

Total Area: 255.5 m²



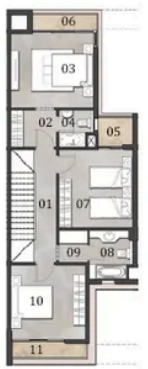
Ground Floor Area: 76.0 m²



Ground Floor Plan

NO.	ROOM	DIMENSIONS
01	ENTRANCE PORCH	1.80m X 0.80m
02	DINING	5.50m X 4.65m
03	TERRACE	4.20m X 1.50m
04	RECEPTION	4.10m X 4.00m
05	LOBBY	1.70m X 1.10m
06	KITCHEN	3.60m X 2.40m
07	GUEST TOILET	1.90m X 1.10m

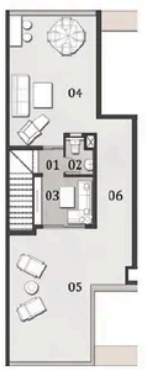
First Floor Area: 89.5 m²



First Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	5.50m X 1.10m
02	MASTER DRESSING	2.20m X 1.80m
03	MASTER BEDROOM	4.00m X 3.60m
04	MASTER BATHROOM	1.80m X 1.70m
05	TERRACE 01	1.70m X 1.30m
06	TERRACE 02	3.15m X 0.80m
07	BEDROOM 01	3.80m X 3.60m
08	BATHROOM	2.40m X 2.10m
09	LAUNDRY ROOM	1.60m X 1.40m
10	BEDROOM 02	3.60m X 3.60m
11	TERRACE 03	3.60m X 0.70m

Penthouse Area: 19.0 m²
Roof Terrace Area: 71.0 m²



Penthouse Floor Plan

NO.	ROOM	DIMENSIONS
01	LOBBY	1.20m X 1.10m
02	BATHROOM	1.80m X 1.30m
03	LIVING ROOM	2.80m X 2.30m
04	ROOF TERRACE 01	6.30m X 4.20m
05	ROOF TERRACE 02	6.40m X 3.90m
06	ROOF TERRACE 03	8.00m X 1.70m

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APARTMENT 01

AREA ***164 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



Nawy

CONTACT US

APARTMENT 01

E1

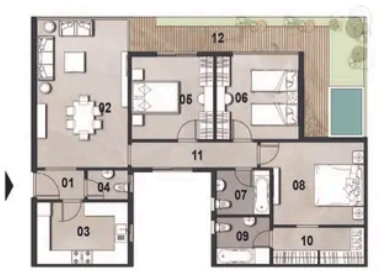
SECOND & THIRD FLOOR

GARDEN TERRACE APARTMENT | UNIT 21, 22, 25, 26, 31, 32, 35 & 36 | BUILDING 9
21, 22, 23, 24, 31, 32, 33 & 34 | BUILDING 10



Total Gross Area:
173 m² (Building 9) | 183 m² (Building 10)
3 Bedroom

1.	Entrance Lobby	1.30x2.10
2.	Reception	4.00x6.40
3.	Kitchen	2.70x4.00
4.	Guest Bathroom	1.30x1.80
5.	Bedroom 1	3.60x3.60
6.	Bedroom 2	3.60x3.60
7.	Bathroom	1.95x2.35
8.	Master Bedroom	3.60x4.00
9.	Master Bathroom	2.05x2.35
10.	Dressing	1.60x4.00
11.	Lobby	1.10x5.50
12.	Garden Terrace	26m²



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APARTMENT 02

AREA ***164 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



Nawy

CONTACT US

APARTMENT 02

E1

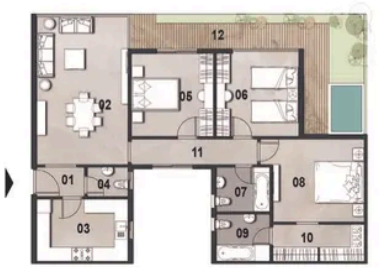
SECOND & THIRD FLOOR

GARDEN TERRACE APARTMENT | UNIT 21,
22, 25, 26, 31, 32, 35 & 36 | BUILDING 9
21, 22, 23, 24, 31, 32, 33 & 34 | BUILDING 10



Total Gross Area:
173 m² (Building 9) | 183 m² (Building 10)
3 Bedroom

1.	Entrance Lobby	1.30x2.10
2.	Reception	4.00x6.40
3.	Kitchen	2.70x4.00
4.	Guest Bathroom	1.30x1.80
5.	Bedroom 1	3.60x3.60
6.	Bedroom 2	3.60x3.60
7.	Bathroom	1.95x2.35
8.	Master Bedroom	3.60x4.00
9.	Master Bathroom	2.05x2.35
10.	Dressing	1.60x4.00
11.	Lobby	1.10x5.50
12.	Garden Terrace	26m²



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APARTMENT 03

AREA ***164 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS

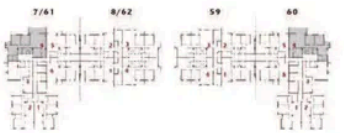


APARTMENT 03

A3

FIRST TO SEVENTH FLOOR

UNIT 14, 24, 34, 44, 54, 64 & 74



Total Gross Area: 205 m²
3 Bedroom + Nanny

1.	Reception	6.30x5.60
2.	Terrace	6.90x1.40
3.	Kitchen	3.50x3.60
4.	Entrance Lobby	1.60x3.70
5.	Master Bedroom	4.00x3.70
6.	Master Bathroom	2.10x1.80
7.	Dressing	2.10x1.80
8.	Terrace	2.10x1.40
9.	Bedroom 1	3.60x3.80
10.	Bedroom 2	3.60x3.80
11.	Bathroom	2.20x1.80
12.	Nanny's Bedroom	2.20x1.70
13.	Nanny's Bathroom	1.10x1.10
14.	Guest Bathroom	2.20x1.00
15.	Corridor	4.90x1.10



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APARTMENT 04

AREA ***164 SQM*** ***3*** BEDROOMS ***3*** BATHROOMS



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CONTACT US

APARTMENT 04

A3

GROUND FLOOR

UNIT 01 & 02



Total Gross Area: 156m²
3 Bedroom

1.	Reception	7.00x3.80
2.	Terrace	3.80x1.25
3.	Kitchen	3.80x2.20
4.	Guest Bathroom	2.40x1.20
5.	Bathroom	2.40x1.90
6.	Master Bedroom	3.75x3.60
7.	Master Bathroom	2.40x2.10
8.	Terrace	2.15x1.75
9.	Bedroom 1	3.60x3.60
10.	Bedroom 2	3.60x3.60
11.	Corridor	5.50x1.10



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CONTACT US

06

THE **AMENITIES**



UNDERGROUND PARKING



MEDICAL CENTER



COMMERCIAL STRIP



BUSINESS HUB



OUTDOOR POOLS



BICYCLES LANES



JOGGING TRAIL

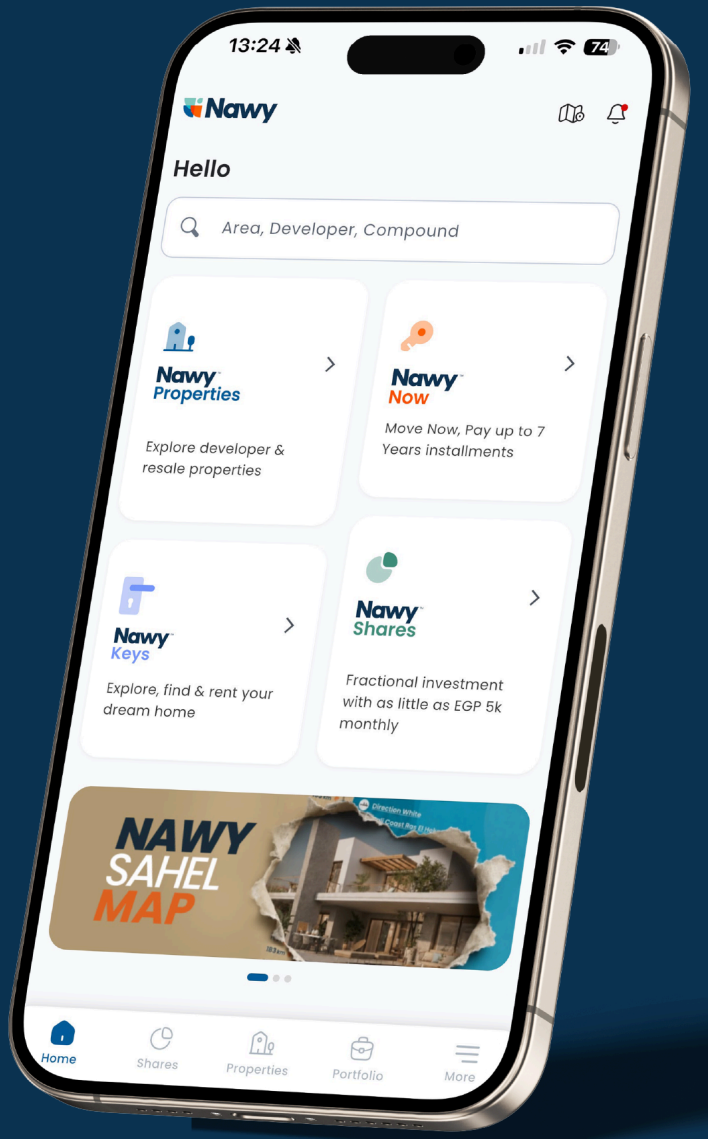
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