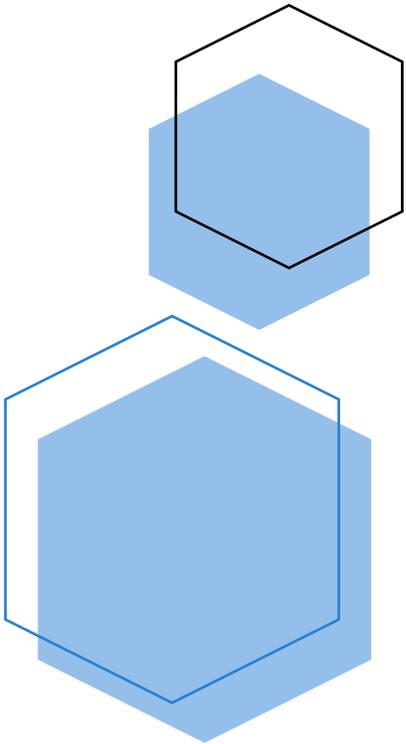


## A PERFECT BLEND OF EGYPTIAN HERITAGE AND MODERN DESIGN

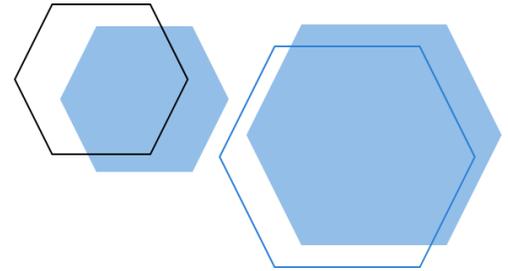


Located in the heart of new Cairo, this Residential property is a stunning example of modern Egyptian architecture, combining traditional elements with a contemporary twist. The architect and design team, who are known for their innovative designs and attention to details, were tasked with creating a space that would meet the needs of the family who would be living there, while also reflecting their unique style and taste.

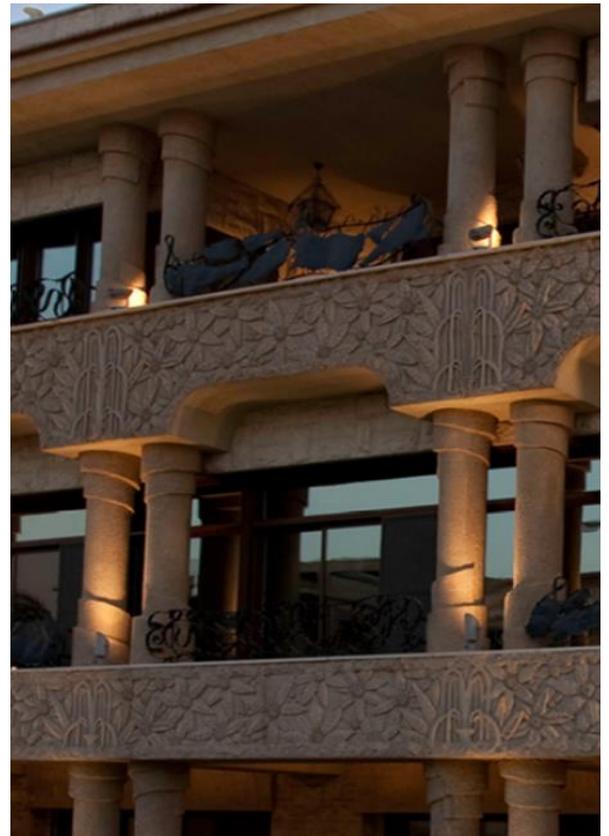
The property seamlessly blends traditional Egyptian folk motifs with contemporary and classic French Gaudi-inspired design elements, and the architect and design team chose to work with locally sourced materials, such as marble, limestone, wood and textiles to create a sense of continuity and connection to the elements and surrounding environment.



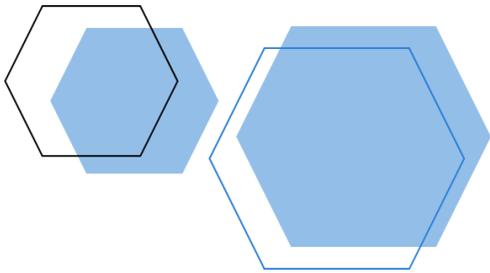
## THE FACADE



The exterior of the building is just as impressive as the interior, featuring a facade that is inspired by the iconic La Pedrera by Gaudi. The architect used natural limestone mixed with wrought iron hardware and details, which are intricately designed in unique and seamlessly integrated floral and leaf shapes to create a textured and visually stunning exterior that is reminiscent of Gaudi's work. The wrought iron hardware and details, intricately shaped in floral and leaf patterns, are reminiscent of Art Nouveau, while the geometric shapes and clean lines are more typical of Art Deco. This fusion of styles adds to the overall modern and contemporary feel of the building while also paying homage to the rich history of Egyptian architecture.



# THE ENTRANCE

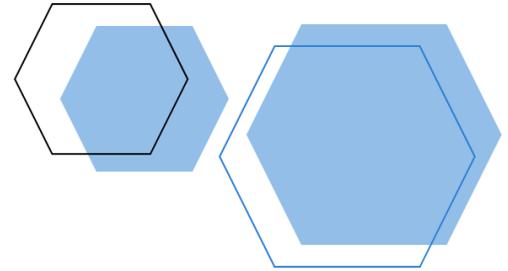


The main hall and stairs of the residence are a true masterpiece of Art Nouveau design. The entire area is adorned with bespoke, hand-crafted marble and mosaic materials that are unique to this space. One of the most striking features of this space is the hand-painted walls and ceilings, which were created by some of the world's most talented international painters from Korea and Lebanon contributing to the beauty of this space with their stunning, intricate designs that reflect the commitment to excellence and attention to details. Every element of the main hall and stairs has been meticulously designed and executed, making it one of the most impressive spaces in the property.

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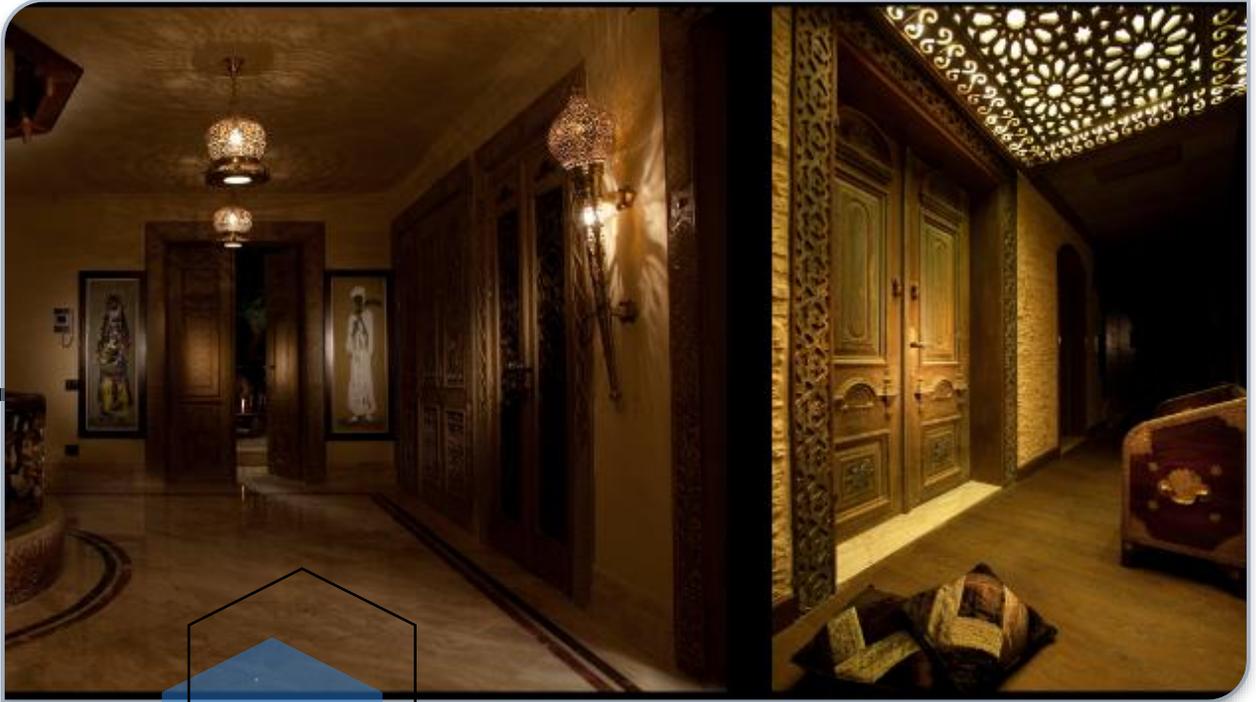
# STAIRCASE



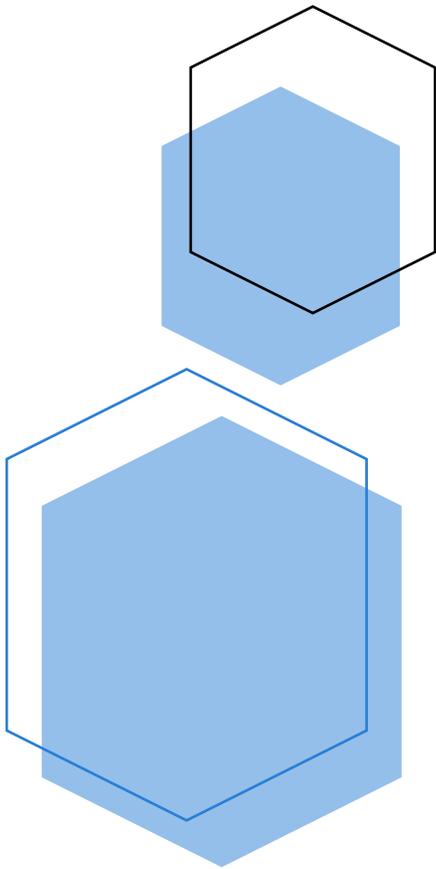
The pièce de résistance of the property is undoubtedly the main staircase, which showcases the influence of Gaudi's and early 20th-century Spanish architecture. The design features intricate mosaic marble work that creates a trompe l'oeil effect, making it appear as if the staircase is covered in a beautifully detailed carpet. The floral wrought iron work of the railings further adds to the staircase's aesthetic appeal. The attention to detail in the staircase's design and construction is unparalleled, and it is a true testament to the craftsmanship and skill of the artisans involved in its creation. This staircase is not only a functional element of the house but also an artwork in its own right.



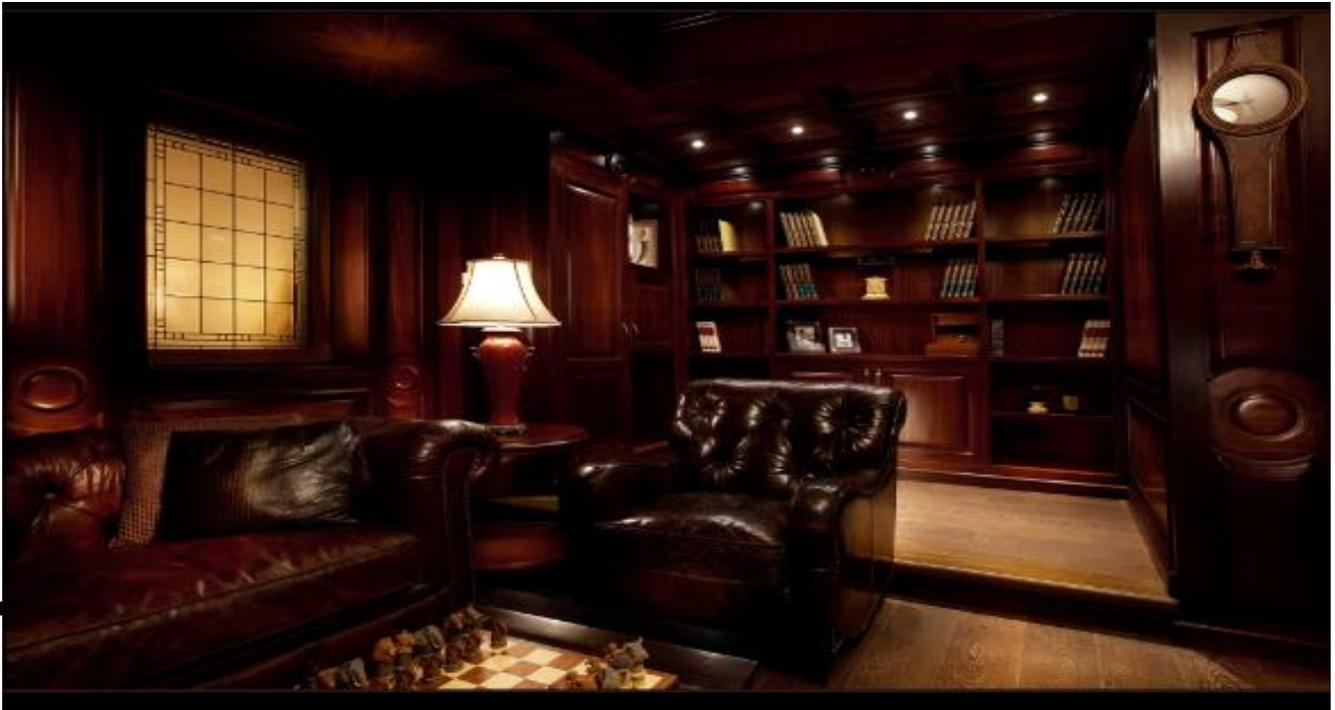
## THE HERITAGE INFLUENCE



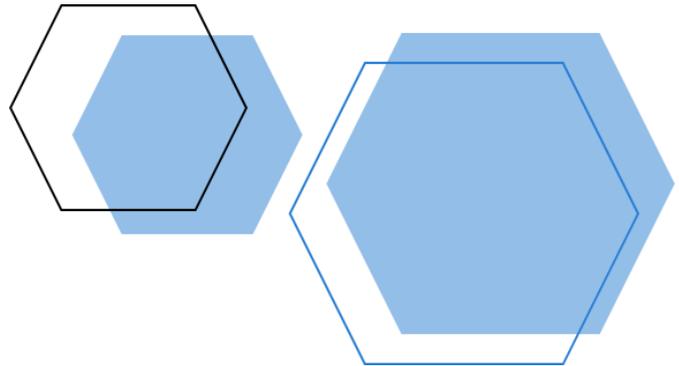
The Fatimids and Abbasids Dynasties, ruling Egypt for decades, left a lasting legacy on the country's architecture and design left their mark on Egyptian design, particularly in the use of geometric patterns and calligraphy. Their influence can be seen as you walk inside the property; in the intricate tile work, the 50+ carved wooden doors, and ornate details found throughout the interiors of the Waly Residence.



Another hall and sitting area of the property is influenced by Egypt's Fatimid era, a time known for its architectural grandeur and opulence. The hall showcases a beautiful blend of traditional Islamic design elements, including intricate geometric patterns, calligraphy, and bright colors. The furniture in this space is upcycled from true authentic old houses, adding an element of history and character to the space. The hall's flooring is adorned with old upcycled Mosaico tiles, which not only adds to the authentic feel of the space but also reflects the property's commitment to sustainability. The hall and sitting area are a perfect spot to relax and enjoy the atmosphere of a bygone era.



## THE ENGLISH STYLE

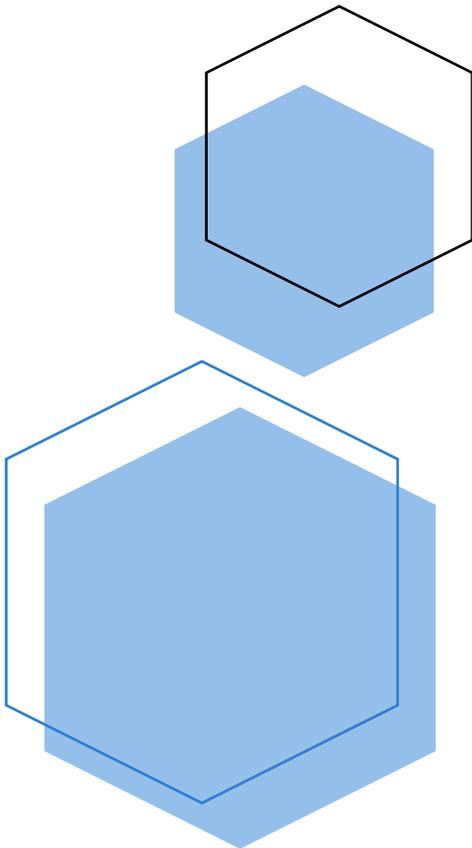


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The office, library, and cigar room of the property are all designed in the traditional English style, with a nod to the past. The mahogany wall paneling in these rooms creates a warm and inviting atmosphere, while the natural chesterfield English leather materials offer a comfortable and classic seating option. The stained-glass windows add an element of grandeur to the space, casting a warm glow across the room. The library is filled with an extensive collection of books, making it an ideal space for those who love to read or work in a quiet environment. The cigar room, on the other hand, is perfect for those who want to relax and enjoy a fine cigar in a comfortable and inviting atmosphere. Together, these spaces create an ambiance that is both timeless and refined, perfect for entertaining guests or spending a cozy evening at home.

Attention to details is evident in the design of these rooms, with each element carefully selected to create a cohesive and luxurious environment.

## MODERN TOUCHES



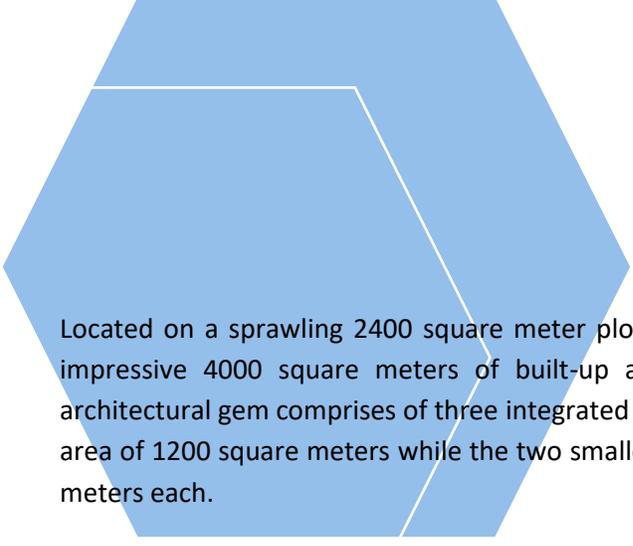
Behind the antique doors of this historic property, modern style awaits. The main living room overlooking the lush backyard and pool is a beautiful blend of modern design and functionality. The space is characterized by clean lines, open spaces, and the use of natural materials such as wood, stone, and glass. Floor-to-ceiling windows flood the space with natural light and offer breathtaking views of the surrounding landscape.

The bedrooms are designed with relaxation in mind, featuring calming colors, and modern amenities such as flat-screen televisions and sound systems.

The modern style of this property is the perfect complement to the historic and traditional elements, creating a harmonious and comfortable living space.

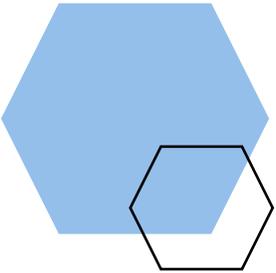
# THE PROPERTY

## FACTS



Located on a sprawling 2400 square meter plot, this luxurious property boasts an impressive 4000 square meters of built-up area spread over four floors. This architectural gem comprises of three integrated villas, the main villa with a generous area of 1200 square meters while the two smaller villas boast an area of 400 square meters each.

Boasting over 13 impeccably designed suites, the property exudes opulence and luxury at every turn. Each suite features its own private bathroom and dressing room, ranging in size up to 120 square meters. The property boasts 24 private and public bathrooms, catering to every need of its residents.



The property features an impressive seven kitchens, including a fully equipped main kitchen of 100 square meters with top-of-the-line appliances, pizza and bakery ovens, and more. Additionally, three food elevators are installed to deliver food directly to the three villas, ensuring a seamless dining experience. The property also boasts an outdoor kitchen in the garden with an area of about 40 square meters, complete with grills, shawarma stand, traditional ovens, and prepping areas. A dedicated kitchen for grilling is situated on the roof, covering an area of approximately 36 square meters. In addition, the property features a Chinese Teppanyaki kitchen for all culinary experiences.

The property offers ample parking facilities with an eight cars garage, while additional car parking is available outside the property. The garden, covering an area of about 1400 square meters, is the perfect retreat to relax and unwind. It features a large swimming pool with a distinctive design, outdoor living for up to 100 guests, and wonderful waterfalls, adding to the property's grandeur and charm.