



True French Elegance

“France has something for everyone”. That is commonly known, and the exquisite compound “Layan” promises the same, it has something for everyone, it has it all! Turn your daily life into magical experience, explore the French culture and heritage, live the fantasy and fly to the land of art and beauty in just a few minutes in New Cairo.

Layan is located in the heart of New Cairo, where everything is accessible, and Platinum Club is just around the corner. Layan is built upon 233 acres influenced by the French beauty, offering 1200 units of villas, twin houses, and townhouses.



Villa

Front view

Layan is the ultimate unrivalled French luxury you can experience without the need to get on a plane; who wouldn't want to wake up to the stunning green suburbs of Versailles, have a walk by the waters of the Seine, listen to the dreamy French melodies and tunes, watch the mesmerizing art in the streets and buildings, of course into the boulevards of France.



Villa

Back view

All drawings, models, sizes, dimensions and building materials are the nearest to reality, the company has the right to modify or change according to the specifications issued thereon in accordance with the marketing plans regarding the project



Villa

Ground Floor	
Entrance	2.40 × 1.80 M
Living area & Dining	7.90 × 7.25 M
Guest Toilet	2.70 × 1.25 M
Kitchen	4.20 × 4.00 M
Maid's room	2.15 × 1.55 M
Maid's toilet	1.55 × 1.30 M

First Floor	
Terrace "1"	3.38 × 1.60 M
Master bedroom	5.20 × 3.80 M
Toilet	2.65 × 2.65 M
Bedroom 2	4.35 × 3.80 M
Toilet 2	2.40 × 2.15 M
Bedroom 3	3.60 × 3.35 M
Toilet 3	2.00 × 1.85 M
Living area	5.75 × 3.45 M
Terrace	4.15 × 1.90 M

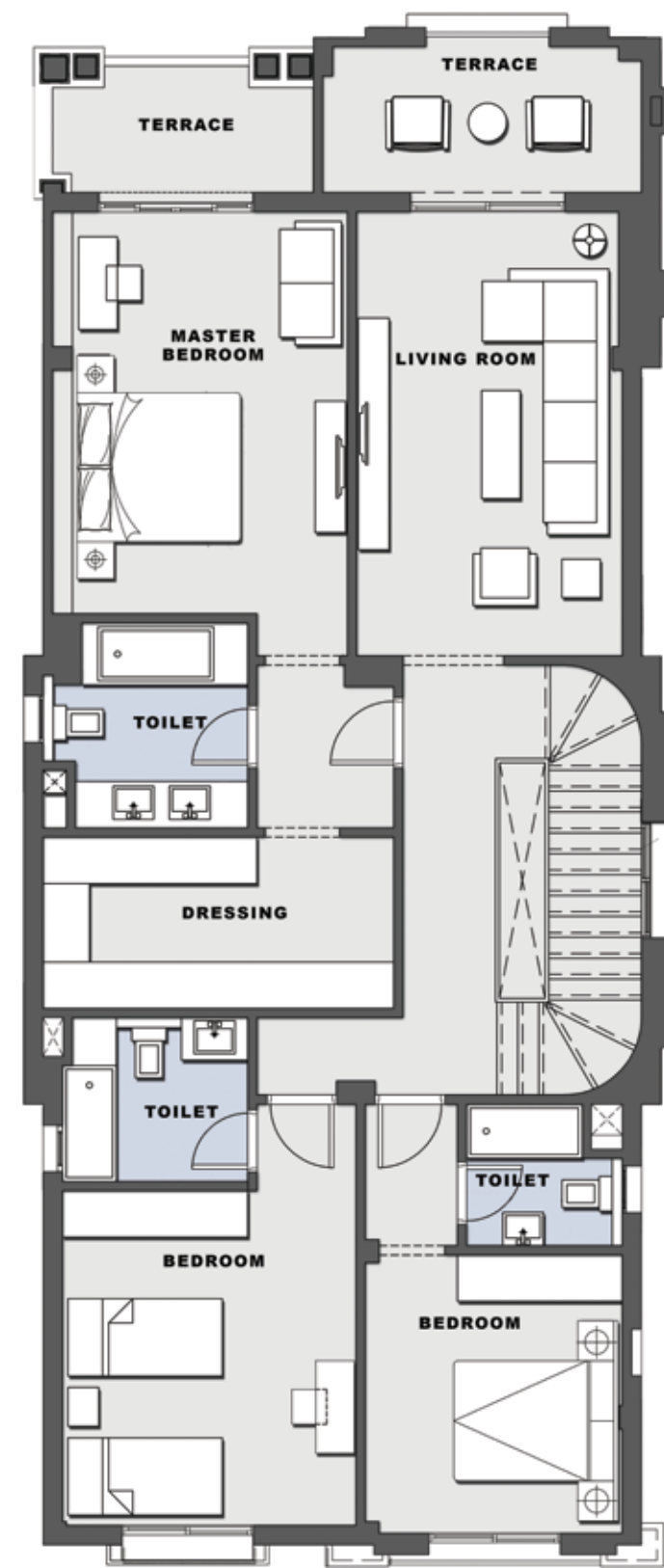
Roof Floor	
Living area	5.56 × 5.00 M
Toilet	2.17 × 1.22 M

Total	
Ground Floor	168.65 M²
First Floor	158.84 M²
Roof	48.45 M²
Total	375.94 M²

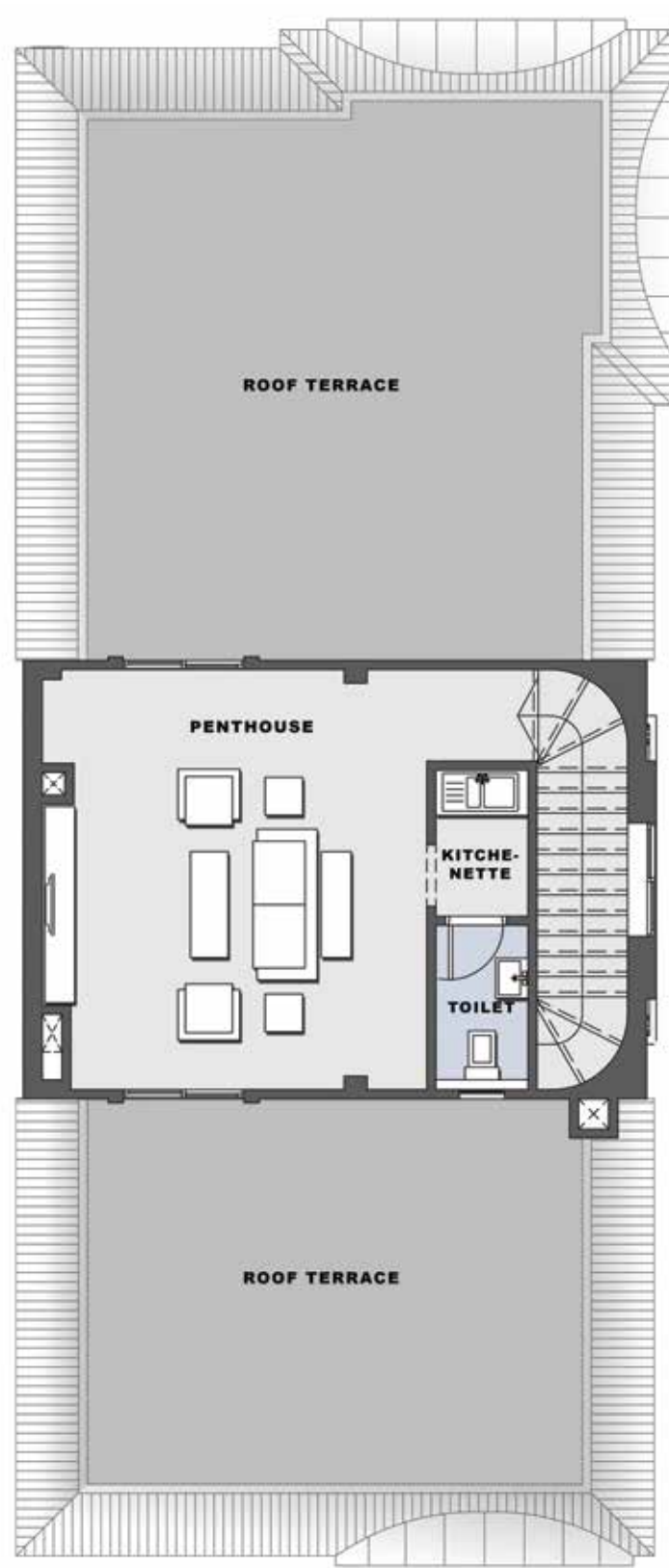
Ground Floor



First Floor



Roof Floor





Disclaimer: this is not a real photo

Facilities

- Club house
- Gym
- Spa
- Semi Olympic pool
- Tennis court
- Business park
- Retail area
- Nursery
- Biking lane



Twin

*Front view
Twin house A*

France has always been a representation of luxury, elegance, beauty, music, art and love. Wandering the streets of Layan is a voyage. You'll be exploring marvelous France in each bit of the compound ; exploring the art essence of the famous artist Claude Monet, and the harmony tunes of La Vie En Rose by the magical voice Edith Piaf.



Twin

Back view
Twin house A

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Twin house A

Ground Floor

Entrance	5.15 × 1.95 M
Living area	9.15 × 7.60M
Guest Toilet	1.90 × 1.48 M
Kitchen	5.15 × 3.85M
Maid's room	3.00 × 1.72 M
Maid's toilet	2.30 × 1.30 M

First Floor

Terrace "1"	2.30 × 1.00 M
Master bedroom	6.00 × 3.90 M
Dressing	2.38× 2.55 M
Toilet	3.67 × 2.12M
Bedroom 1	4.25 × 3.65 M
Toilet 1	2.25 × 2.20 M
Bedroom 2	5.45 × 4.00 M
Living	5.56 ×3.75 M
Terrace	2.60 × 1 M

Roof Floor

Living	4.60 × 4.15 M
Toilet	2.50 ×1.67 M

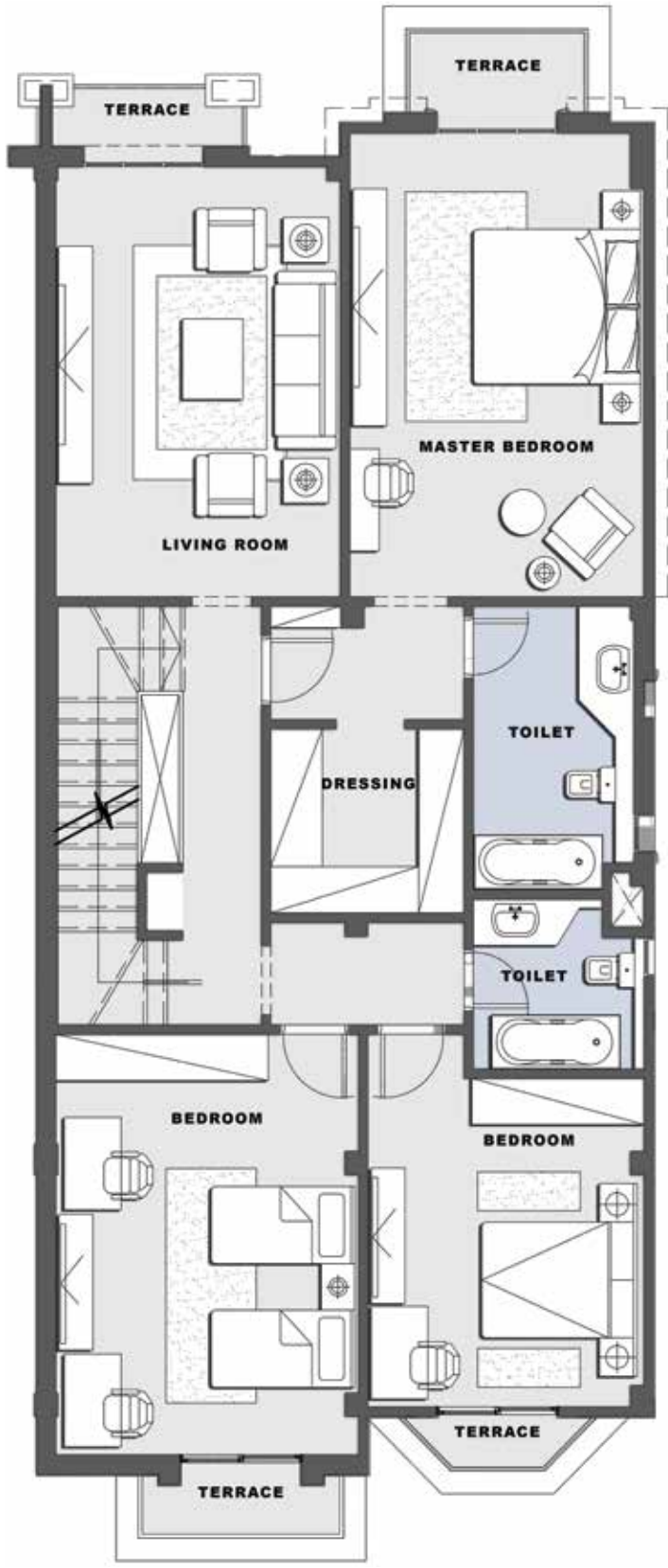
Total

Ground Floor	144.73 M²
First Floor	145.11M²
Roof	36.21M²
Total	326.05 M²

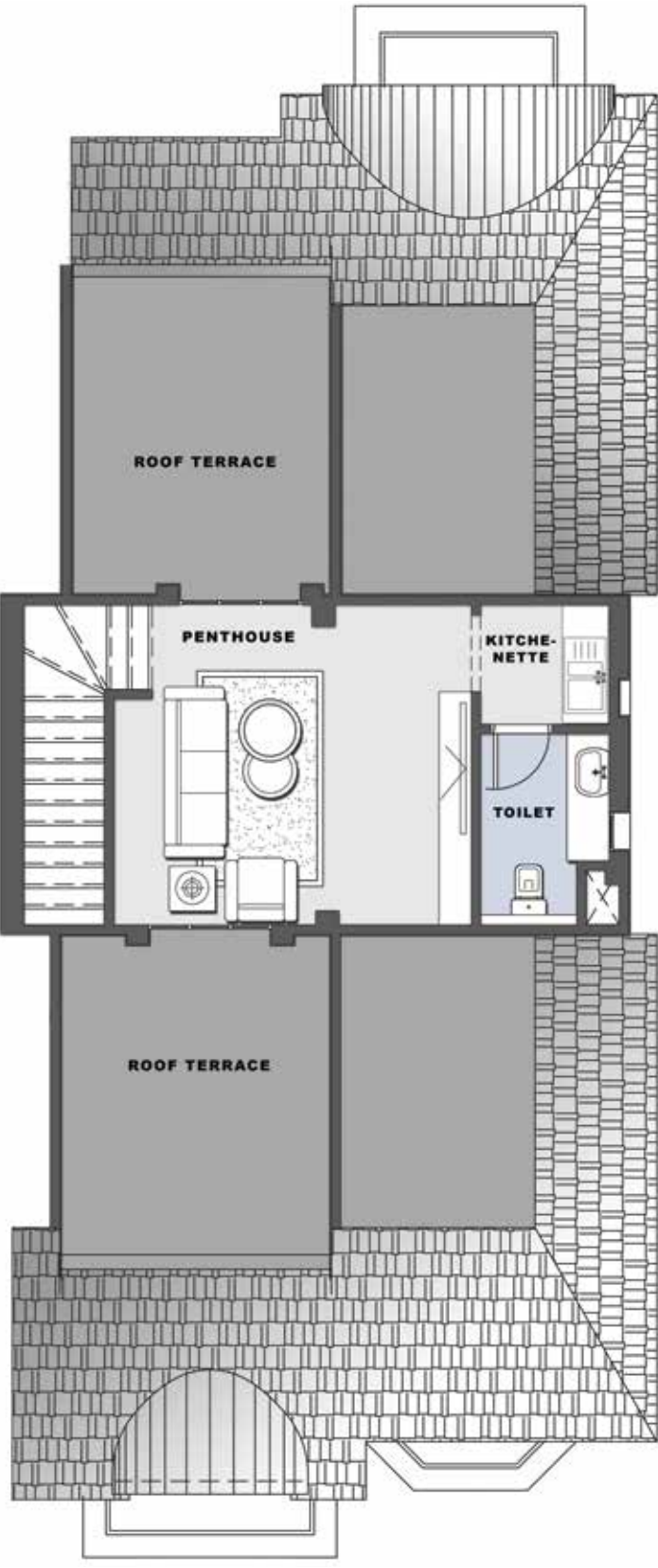
Ground Floor



First Floor



Roof Floor



Twin

*Front view
Twin house B*

With each morning in Layan, you'll be waking up to a new lively experience of nature. As Layan's landscape is designed to its elite's favor of the natural French beauty, you'll appreciate the Jardin a la Francais (The French garden style) in large areas of stunning greenery. You'll be gazing at the exceptional gardens and parks of metropolitan and overseas France.



Twin

Back view
Twin house B

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Twin house B

Ground Floor

Entrance	2.70×1.70 M
Living area	10.30. × 6.00 M
Guest Toilet	1.75 × 1.50 M
Kitchen	3.56 × 3.15 M
Maid's room	2.57 × 1.55 M
Maid's toilet	1.67 × 0.60 M

First Floor

Terrace“1”	3.36 × 0.60 M
Master bedroom	4.65 × 3.60 M
Dressing	2.60 × 1.65 M
Toilet	3.09 × 1.67 M
Bedroom 1	4.65 × 3.68 M
Toilet 1	2.25 × 1.75 M
Bedroom 2	4.06 × 3.61 M
Living	3.80 × 3.60 M

Roof Floor

Living	4.45 × 3.5 M
Toilet	3.00 × 1.40 M

Total

Ground Floor	126.67 M²
First Floor	123.093 M²
Roof	33.77 M²
Total	283.50 M²

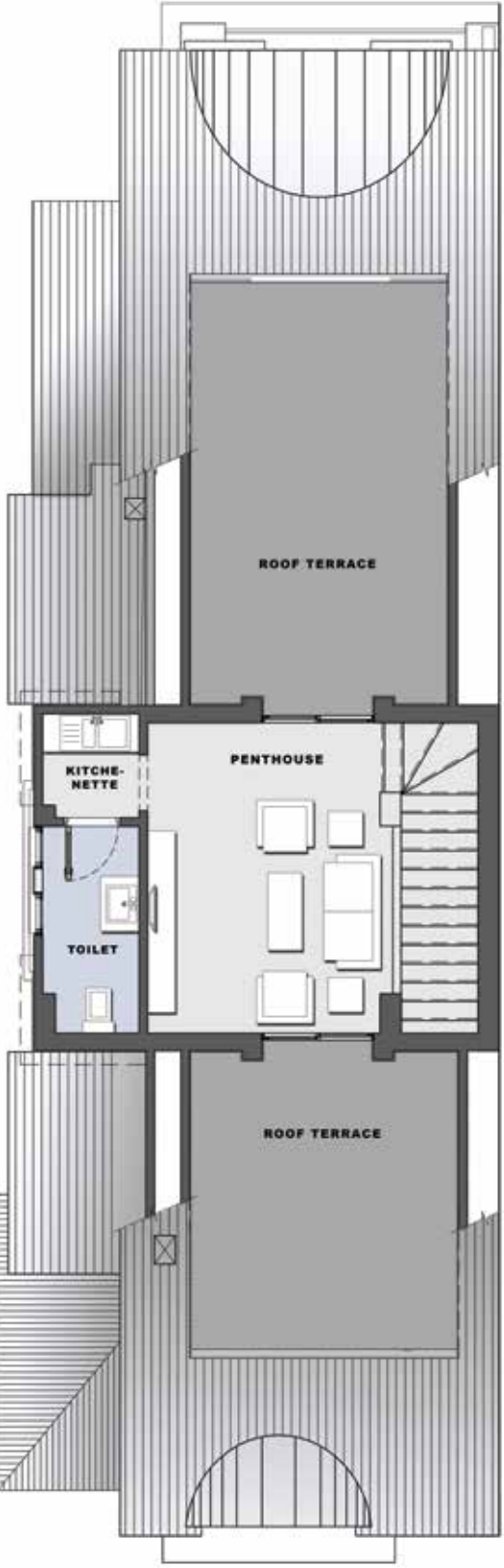
Ground Floor



First Floor



Roof Floor



Twin

Front view Twin House C

Living in Layan compound is not only a deluxe experience of living in the world's class villas, but it's also an opportunity to receive remarkable refined facilities and services. Layan is crafting its clubhouse the French way; a glamorous center of facilities and amenities defined by the historic elegance and luxury of Le Chateau de Versailles.



Twin

Back view
Twin House C

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Twin House C

Ground Floor

Entrance	2.45×2.30 M
Living area	7.10 × 7.60 M
Guest Toilet	2.90 × 1.95 M
Kitchen	5.20 × 3.85 M
Maid's room	1.90 × 1.80 M
Maid's toilet	1.80 × 1.00 M

First Floor

Terrace "1"	2.45 ×0.70 M
Master bedroom	5.20 × 3.70 M
Dressing	2.60 × 2.60 M
Toilet	2.40 × 2.15 M
Bedroom 1	3.50 × 3.75 M
Toilet 1	1.70 × 2.20 M
Bedroom 2	3.87 × 3.65 M
Living	6.00 × 4.00 M
Toilet 2	2.40 × 1.60 M
Terrace 2	2.80 ×1.00 M

Roof Floor

Living	4.56 × 2.60 M
Toilet	2.00 × 1.80 M

Total

Ground Floor	136.24 M²
First Floor	136.36 M²
Roof	36 M²
Total	309 M²

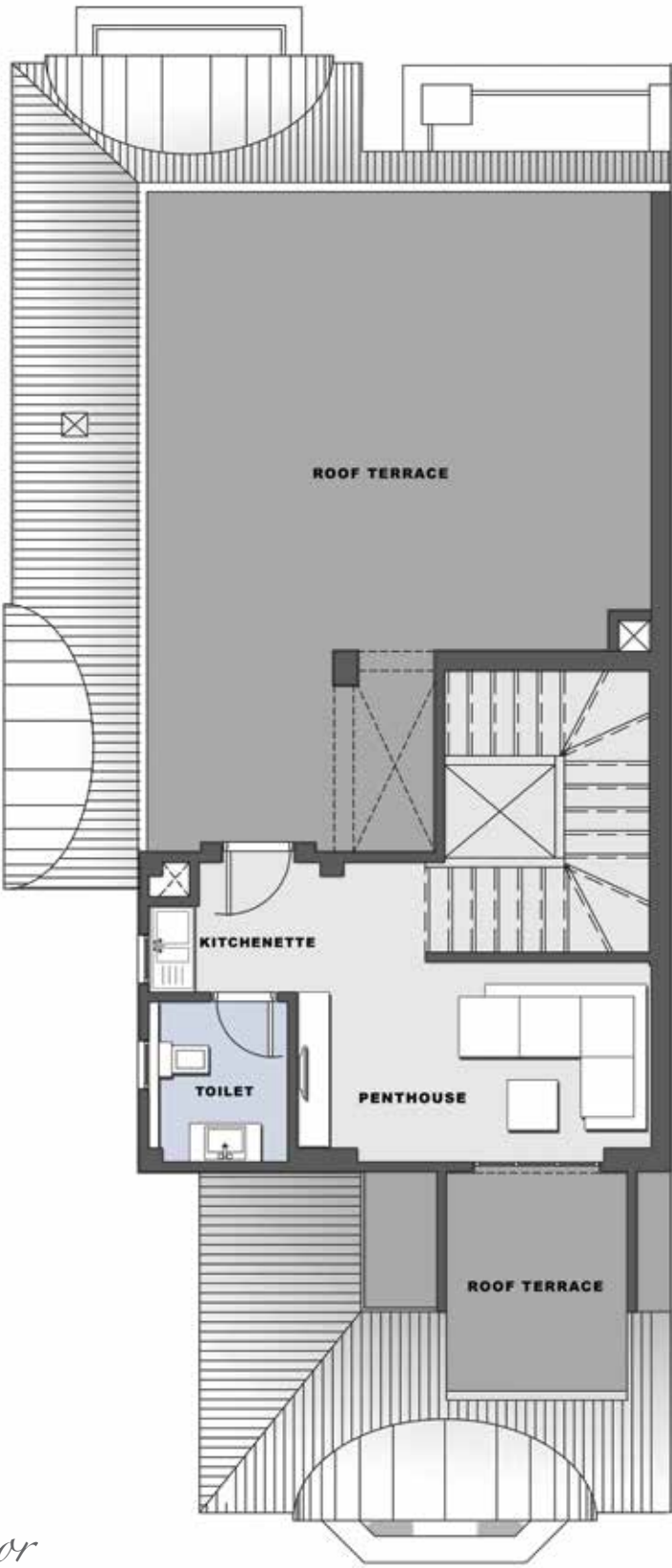
Ground Floor



First Floor



Roof Floor





Disclaimer: this is not a real photo

Town House

*Front view
Town House Corner*

Layan compound will provide you with the finest French cuisine, and a commercial center that reflects the French shopping experience. You'll be able to scent the famous French fragrances along the way, as if you're wandering in the streets of the Champs-Elysees or the center Bordeaux.



Town House

*Back view
Town House Corner*

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Town House Corner

Ground Floor	
Entrance	2.95×1.70 M
Living area	9.60 × 6.20 M
Guest Toilet	1.85 × 1.35 M
Kitchen	3.65 × 3.00 M
Maid's room	2.70 × 1.55 M
Maid's toilet	1.40 × 1.00 M
First Floor	
Terrace "1"	4.00 × 1.00 M
Master bedroom	4.50 × 3.60 M
Dressing	2.00 × 1.70 M
Toilet	2.62 × 1.65 M
Bedroom 1	4.70 × 3.45 M
Toilet 1	2.20 × 1.75 M
Bedroom 2	3.80 × 3.60 M
Living	3.90 × 3.40 M
Roof Floor	
Living	4.00 × 3.56 M
Toilet	2.15 × 1.30 M
Total	
Ground Floor	121.229 M²
First Floor	120.221M²
Roof	29.79 M²
Total	270.00 M²

Ground Floor



First Floor



Roof Floor



Town House Graded

Ground Floor	
Entrance	4.15×1.75 M
Living area	10.5.85 × 6.20 M
Guest Toilet	2.30 × 1.30 M
Kitchen	3.95 × 3.45 M
Maid's room	2.10 × 1.80 M
Maid's toilet	1.40 × 0.90 M
First Floor	
Terrace "1"	4.10 × 1.00 M
Master bedroom	4.95 × 3.90 M
Dressing	3.10 × 2.00 M
Toilet	2.75 × 1.85 M
Bedroom 1	4.40 × 3.60 M
Toilet 1	1.80 × 1.80 M
Bedroom 2	4.90 × 3.90 M
Living	3.80 × 3.55 M
Roof Floor	
Living	4.30 × 2.95 M
Toilet	1.65 × 1.65 M
Total	
Ground Floor	127.80 M²
First Floor	1139.43M²
Roof	30.22M²
Total	297.45 m²

Ground Floor



First Floor



Roof Floor



Town House

*Front view
Town House Middle*

With the daily stress and pollution we live in Cairo, you owe yourself some time to relax and to dust off the daily life outside. We present to our inhabitants our lavish Layan 'Spa Center', one of the finest supreme spas and the first of its kind in Cairo, as inspired by the premium spa centers in France; Les Sources de Caudalie, Les Granges D'en Haut, and Les Thermes Marins.



Town House

*Back view
Town House Middle*

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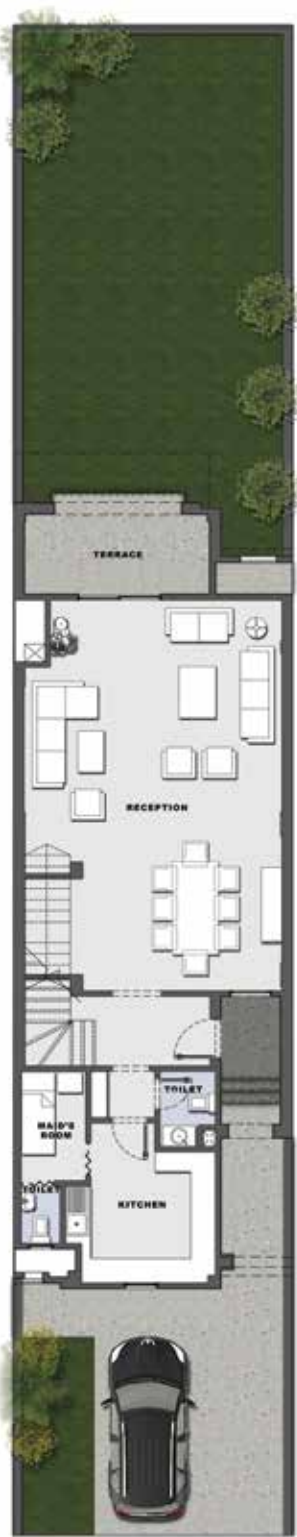
Town House Middle

Ground Floor	
Entrance	2.90×1.70 M
Living area	9.50 x 6.07 M
Guest Toilet	1.85 × 1.35 M
Kitchen	3.25 × 3.20 M
Maid's room	2.65 × 1.55 M
Maid's toilet	1.40 × 1.00 M

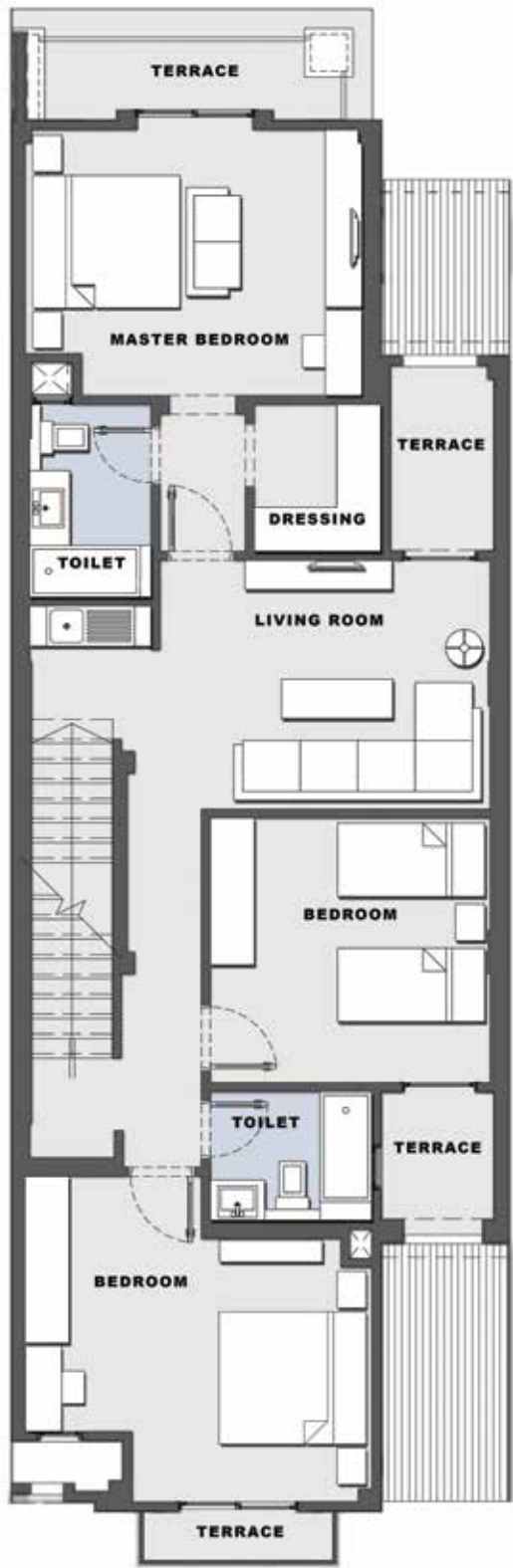
First Floor	
Terrace "1"	4.00 × 1.00 M
Master bedroom	4.57 × 3.60 M
Dressing	2.00 × 1.70 M
Toilet	2.62 × 1.65 M
Terrace "2"	1.80 x0 .60 M
Bedroom 1	4.70 × 3.60 M
Toilet 1	2.19 × 1.75 M
Bedroom 2	3.65 × 3.60 M
Living	3.80 × 3.40 M
Terrace	2.50 x1.40 M

Roof Floor	
Living	3.90 × 3.40 M
Toilet	2.00 × 1.45 M

Total	
Ground Floor	121.50 M²
First Floor	116.238 M²
Roof	28.19 M²
Total	266.4 M²



Ground Floor



First Floor



Roof Floor



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