



FOUR SEASONS
PRIVATE RESIDENCES
NEW CAIRO CAPITAL AT MADINATY
A TMG DEVELOPMENT

Villas



The MASTERPLAN

If Madinaty is New Cairo's most precious jewel, Four Seasons Private Residences New Cairo Capital at Madinaty is its most exquisite stone.

Set amongst beautifully manicured parkland, the estate brings to this new city an elevated lifestyle opportunity and a truly iconic address.



● Facilities

1. The Ballroom
2. Spa & Wellness Centre
3. Lake Restaurant
4. Sports Centre
5. Tennis Courts

● Hotel

● Residences

● Villas



THE VILLAS

The pinnacle of living on this privileged estate

Surrounding the estate and offering the utmost privacy, there are 107 luxury villas that have been conceived to bring the ultimate lifestyle community to Cairo and Madinaty. Custom designed and available in a choice of six different design styles, the architecture evokes a contemporary design direction that is sympathetic to the extraordinary landscaping, facilities and parkland, each with generous gardens, private pools and elevated green terraces.



FOUR SEASONS

PRIVATE RESIDENCES

NEW CAIRO CAPITAL AT MADINATY - EGYPT

A TMG DEVELOPMENT

Five bedrooms
Five bathrooms
3 Floors & Basement

PLOT AREA : 2085 SQM – 2794 SQM
BUA 1,462 SQM
BASEMENT 385 SQM

17, 35, 53, 68, 69, 102























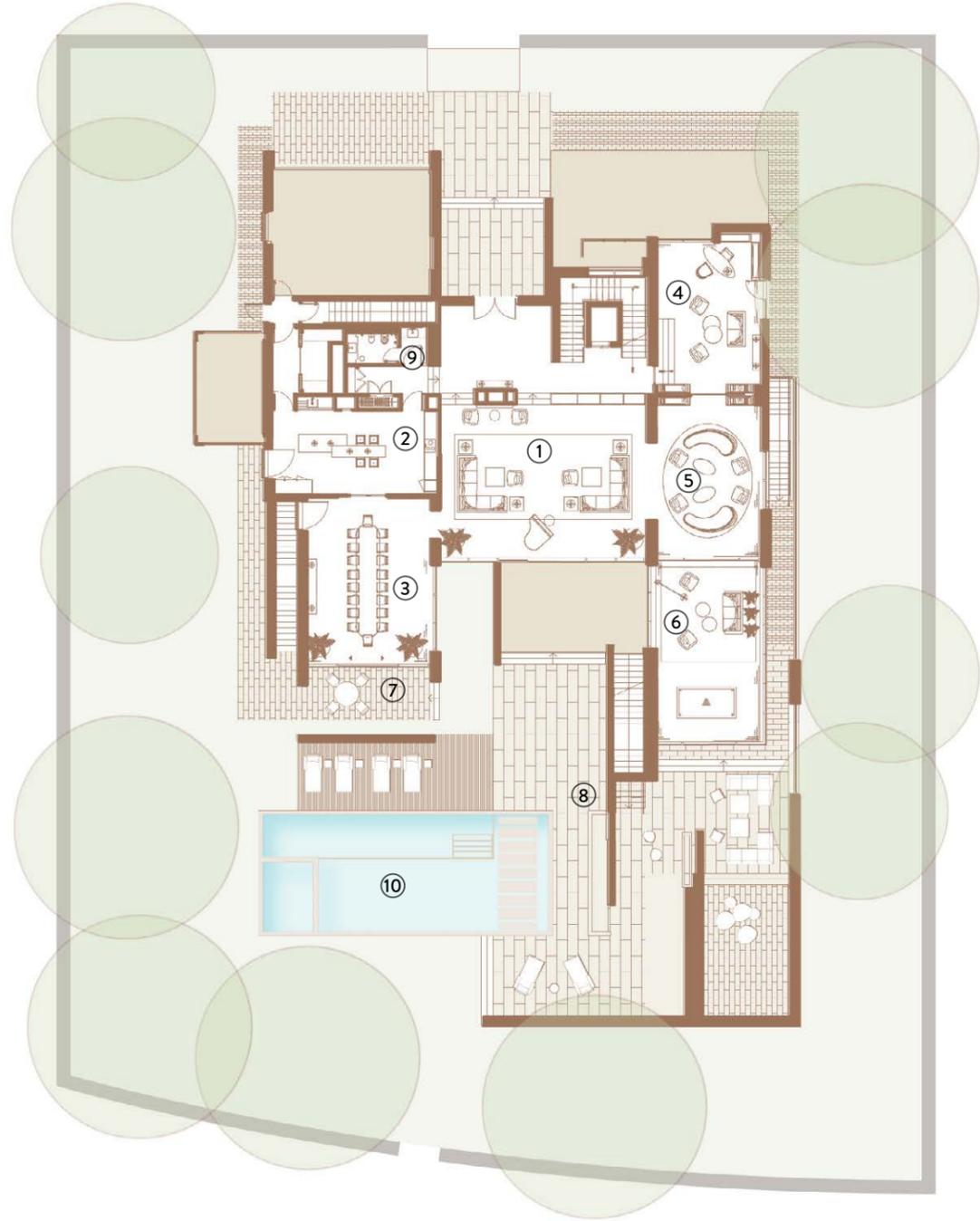








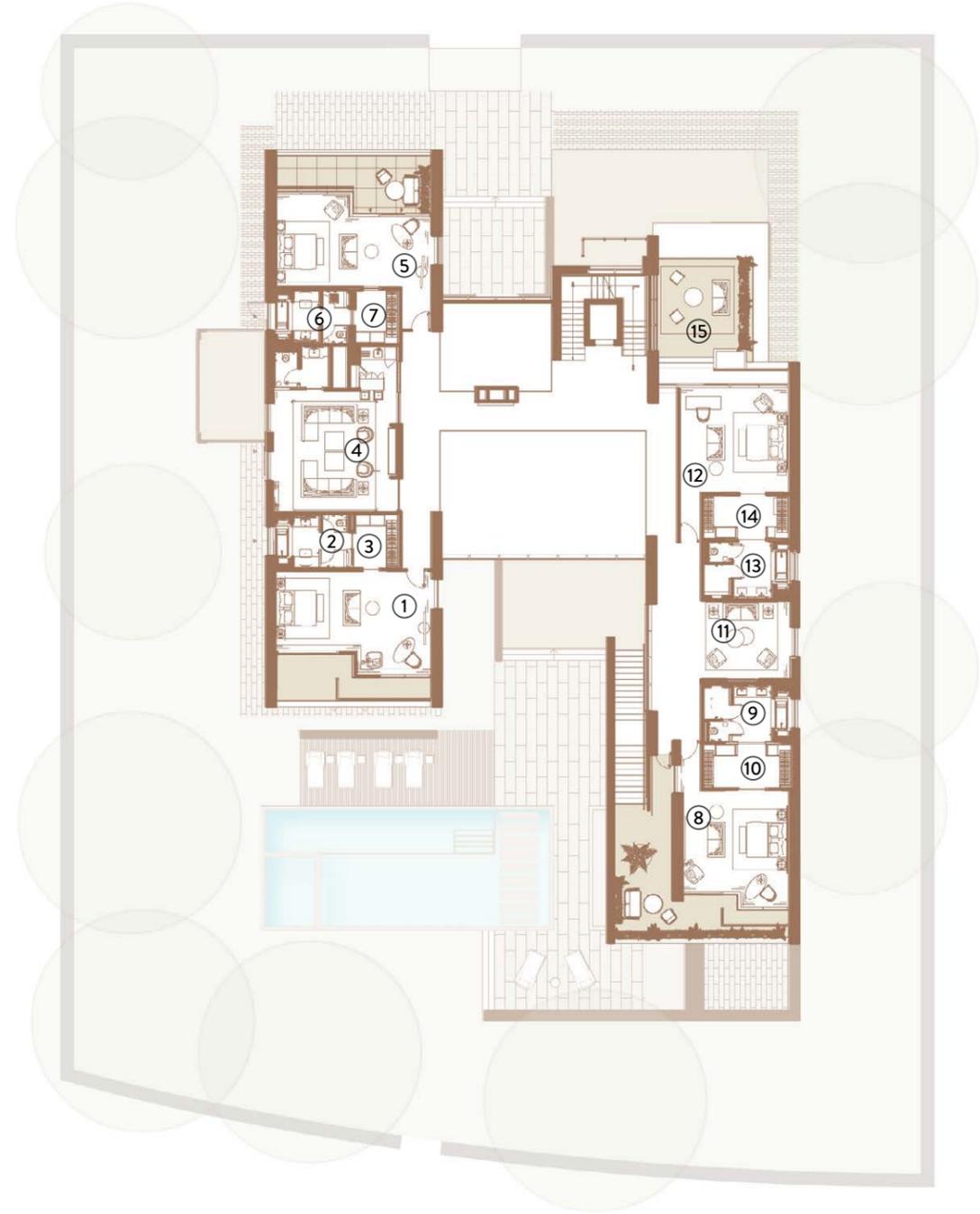
GROUND FLOOR



GROUND FLOOR Gross Area XX m²

1. LIVING ROOM 8.3x10.9 M	3. DINING ROOM 8.8x7.1 M	5. LOUNGE 8.4x6.0 M	7. OUTDOOR DINING 3.0x8.0 M	9. GUEST TOILET 4.2x1.6 M
2. KITCHEN 5.0x8.9 M	4. STUDY 7.9x6.0 M	6. WINTER GARDEN 9.5x5.9 M	8. OUTDOOR LIVING 12.0x5.4 M	10. SWIMMING POOL

FIRST FLOOR



FIRST FLOOR Gross Area XX m²

1. BEDROOM 1 5.6x8.7 M	4. FAMILY ROOM 8.6x6.7 M	7. DRESSING 2 2.9x2.3 M	10. DRESSING 3 2.3x4.8 M	13. BATHROOM 4 3.0x4.8 M
2. BATHROOM 1 2.9x4.3 M	5. BEDROOM 2 5.0x8.7 M	8. BEDROOM 3 6.2x6.0 M	11. LIVING 4.3x4.8 M	14. DRESSING 4 2.3x4.8 M
3. DRESSING 1 2.9x2.4 M	6. BATHROOM 2 2.9x4.3 M	9. BATHROOM 3 3.0x4.8 M	12. BEDROOM 4 5.6x6.0 M	15. OUTDOOR LIVING 6.4x4.8 M

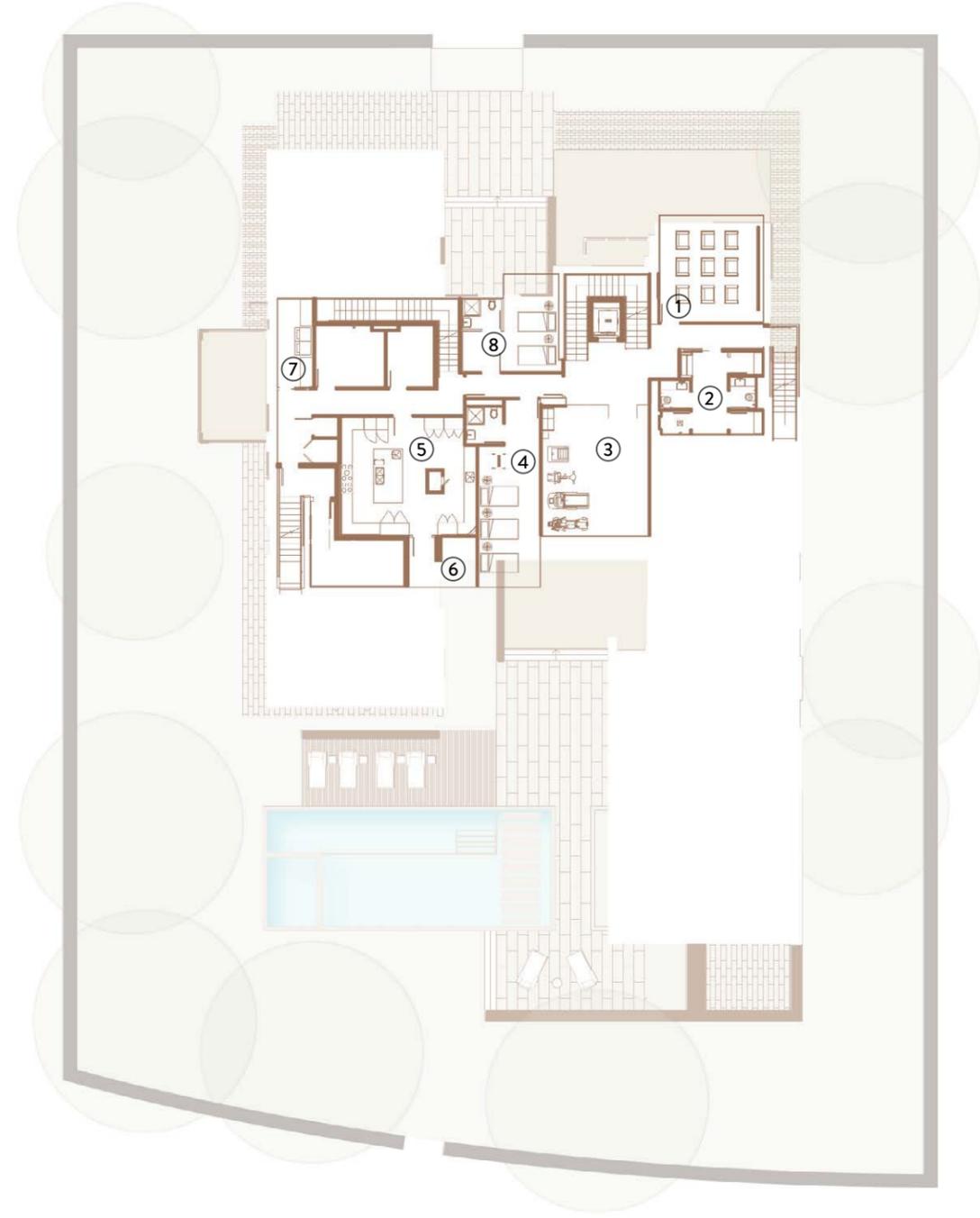
SECOND FLOOR



SECOND FLOOR Gross Area **XX** m²

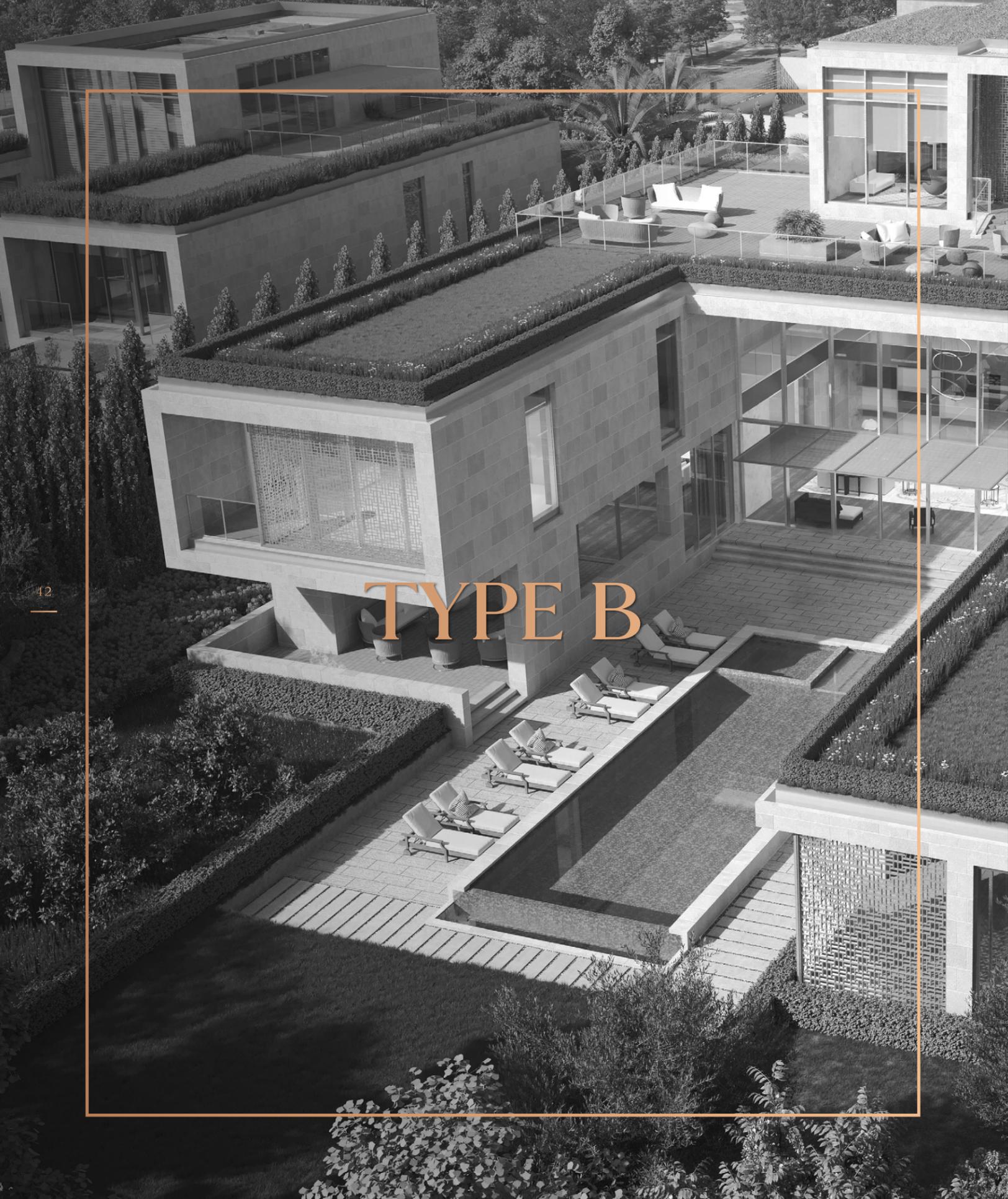
1. OUTDOOR LIVING 15.5 x 7.2 M	3. WINTER GARDEN 3.2 x 5.9 M	5. MASTER BEDROOM 7.5 x 8.9 M	7. DRESSING 1 3.0 x 5.4 M
2. SWIMMING POOL 3.9 x 5.5 M	4. TERRACE 8.3 x 15.9 M	6. MASTER BATHROOM 4.4 x 6.0 M	8. DRESSING 2 4.1 x 4.8 M

UNDERGROUND



UNDERGROUND Gross Area **XX** m²

1. HOME CINEMA 5.8 x 5.9 M	3. FITNESS 7.1 x 5.9 M	5. KITCHEN 6.3 x 7.1 M	7. LAUNDRY 5.0 x 2.2 M
2. CHANGING ROOM 4.6 x 5.7 M	4. MAID'S ROOM 10.0 x 3.5 M	6. STORAGE 2.9 x 3.5 M	8. DRIVER BEDROOM 5.4 x 5.1 M



TYPE B



FOUR SEASONS

PRIVATE RESIDENCES

NEW CAIRO CAPITAL AT MADINATY - EGYPT

A TMG DEVELOPMENT

*Four bedrooms
Four bathrooms
3 Floors & Basement*

PLOT AREA: 2193 SQM – 2764 SQM
BUA 1,324 SQM
BASEMENT 165 SQM

18, 34, 54, 70, 71, 86, 87







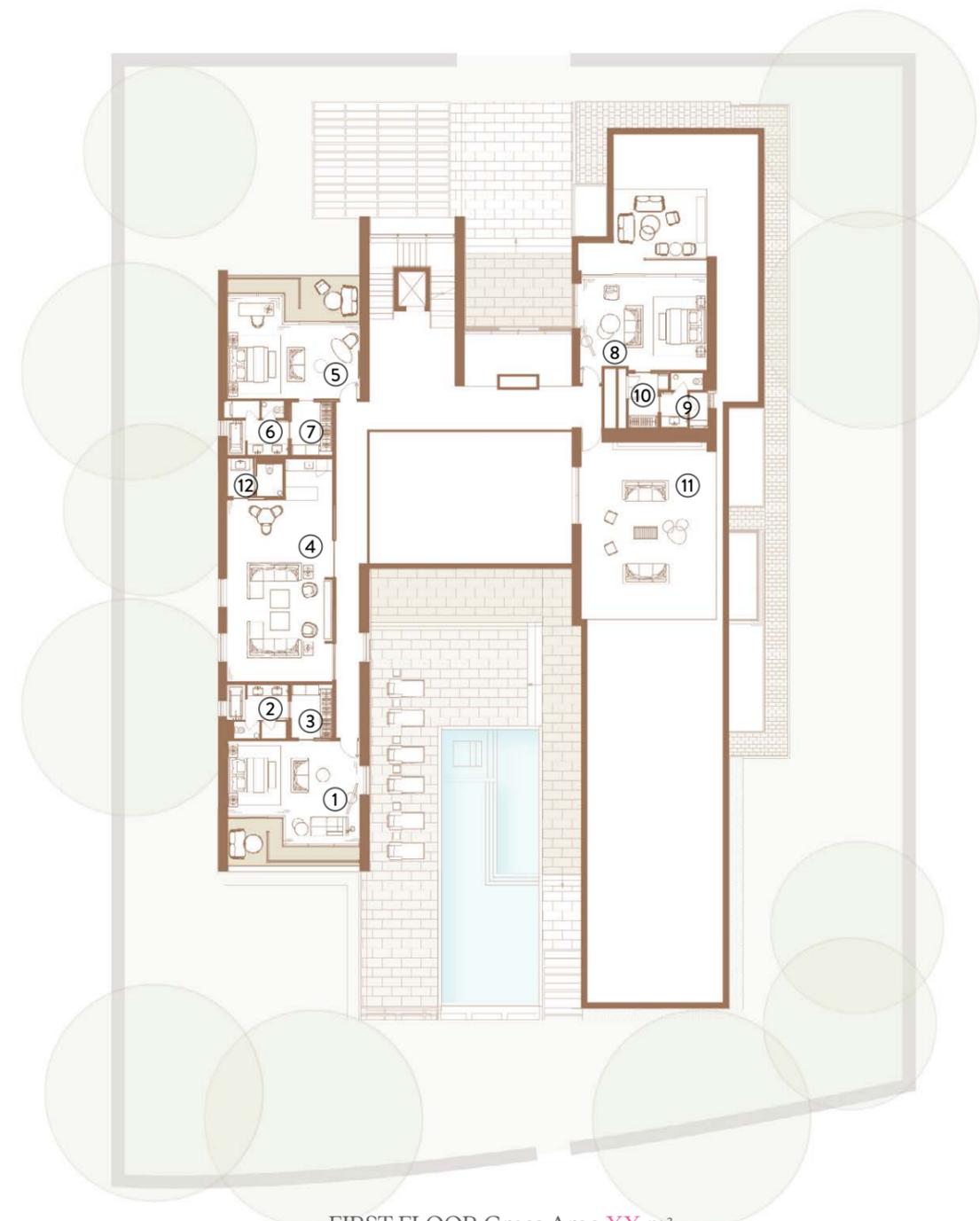
GROUND FLOOR



GROUND FLOOR Gross Area XX m²

1. LIVING ROOM 1 9.5 x 11.0 M	4. DINING ROOM 8.5 x 5.8 M	7. OUTDOOR DINING 7.0 x 5.0 M	10. SWIMMING POOL	13. STORAGE 1.23 x 4.56 M
2. LIVING ROOM 2 9.5 x 7.0 M	5. WINTER GARDEN 4.5 x 7.2 M	8. CHANGING ROOM 6.3 x 3.5 M	11. GUEST TOILET 2.0 x 4.5 M	14. GARAGE 1.23 x 4.56 M
3. KITCHEN 6.5 x 6.7 M	6. OUTDOOR LIVING 8.2 x 6.4 M	9. GYM 6.5 x 3.5 M	12. OFFICE 3.3 x 7.0 M	

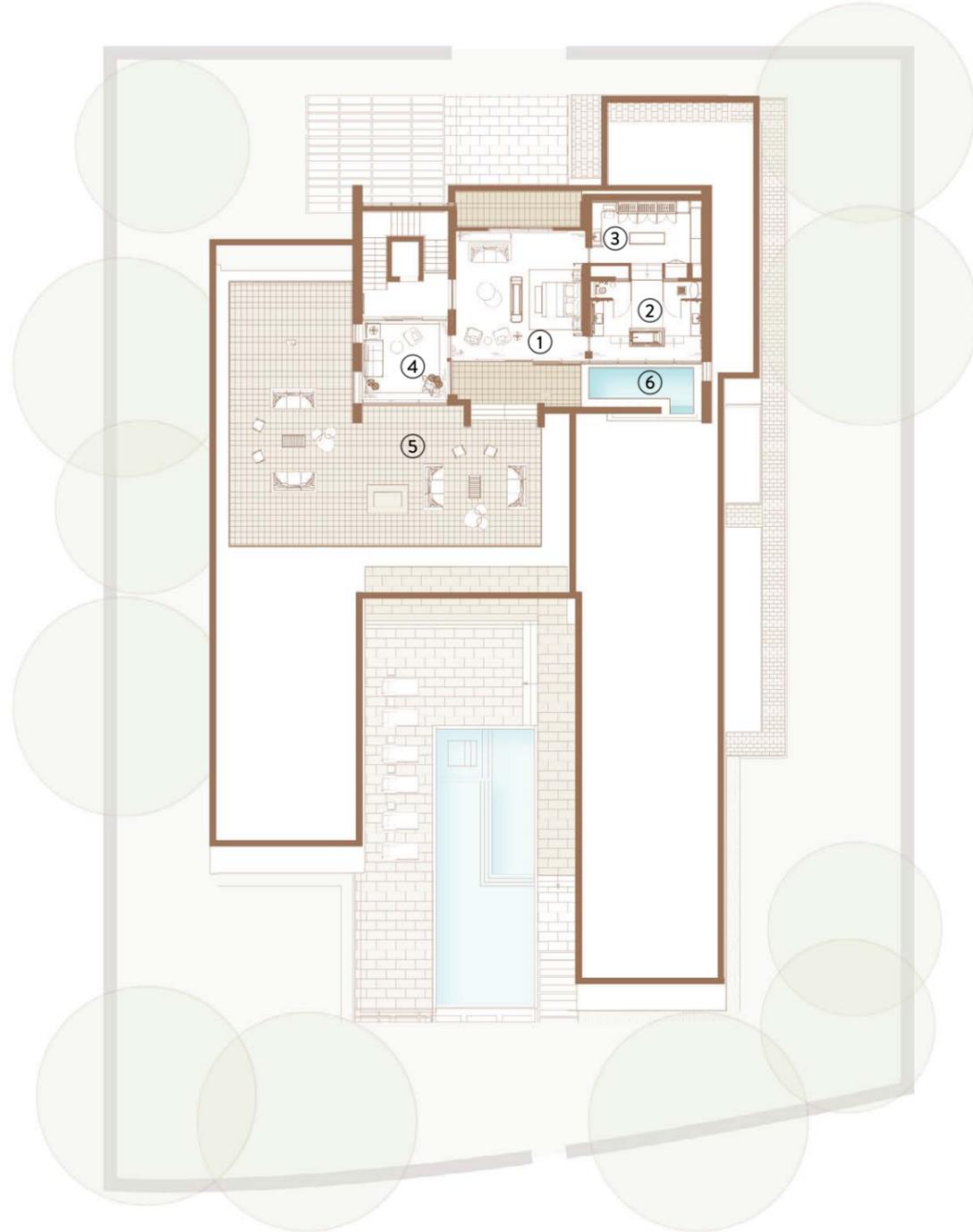
FIRST FLOOR



FIRST FLOOR Gross Area XX m²

1. BEDROOM 1 5.5 x 7.8 M	4. FAMILY ROOM 9.5 x 6.0 M	7. DRESSING 2 3.0 x 2.3 M	10. DRESSING 3 3.0 x 1.5 M
2. BATHROOM 1 3.0 x 3.5 M	5. BEDROOM 2 7.6 x 4.0 M	8. BEDROOM 3 5.0 x 7.3 M	11. TERRACE 8.5 x 7.0 M
3. DRESSING 1 3.0 x 2.2 M	6. BATHROOM 2 3.0 x 3.0 M	9. BATHROOM 3 3.0 x 3.5 M	12. GUEST TOILET 3.3 x 1.8 M

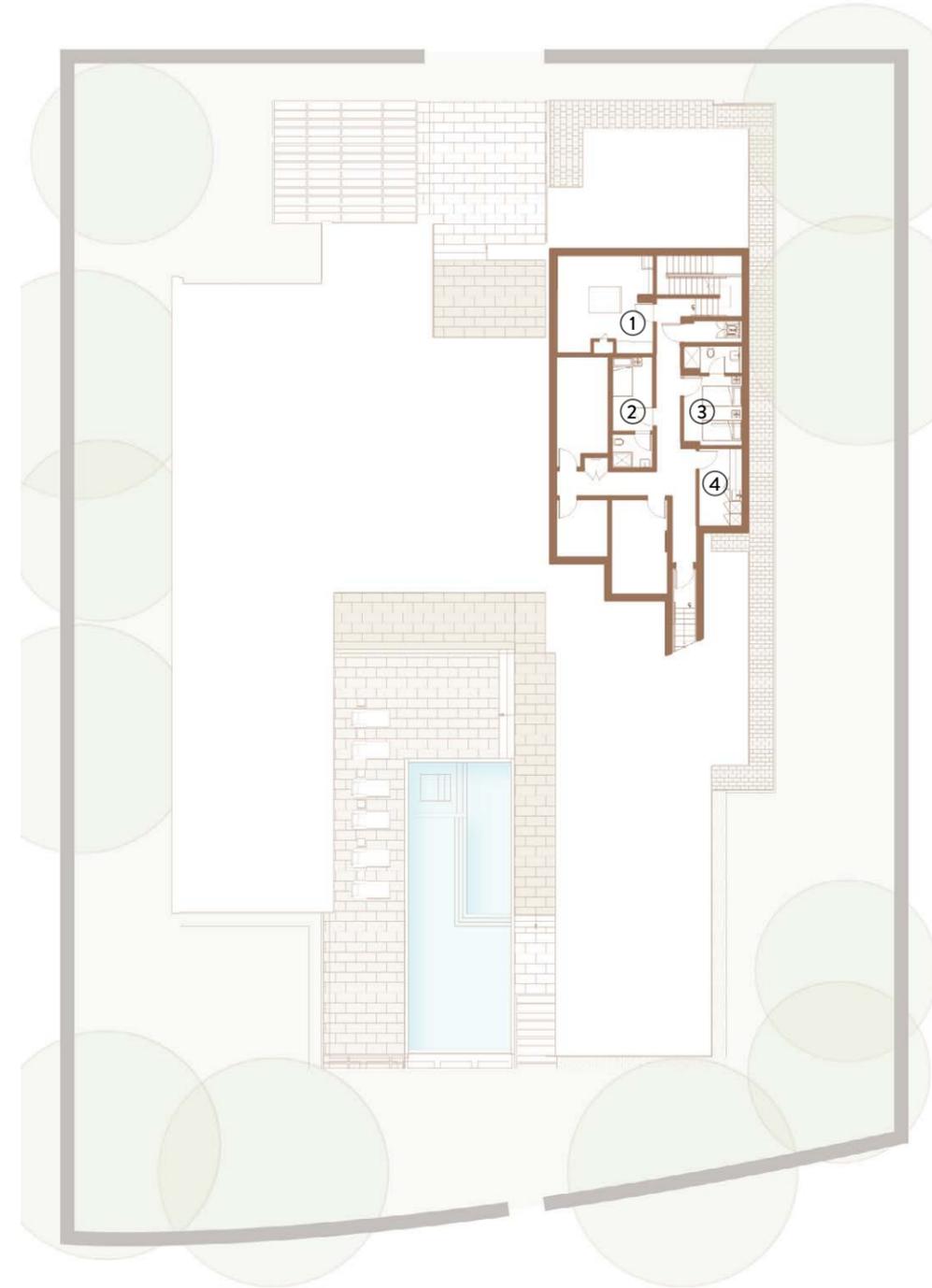
SECOND FLOOR



SECOND FLOOR Gross Area **XX** m²

- | | | |
|-----------------------------------|---------------------------------|----------------------------|
| 1. MASTER BEDROOM
6.9 x 7.0 M | 3. DRESSING
3.7 x 6.4 M | 5. TERRACE
7.3 x 16.0 M |
| 2. MASTER BATHROOM
4.4 x 6.4 M | 4. WINTER GARDEN
5.0 x 4.4 M | 6. SWIMMING POOL |

UNDERGROUND



UNDERGROUND Gross Area **XX** m²

- | | |
|-------------------------------|-------------------------------|
| 1. KITCHEN
5.0 x 5.0 M | 3. MAIDS' ROOM
5.0 x 3.0 M |
| 2. DRIVER ROOM
5.7 x 2.2 M | 4. LAUNDRY
4.0 x 2.3 M |



TYPE C



FOUR SEASONS PRIVATE RESIDENCES NEW CAIRO CAPITAL AT MADINATY - EGYPT

A TMG DEVELOPMENT

*Four bedrooms
Four bathrooms
3 Floors & Basement*

PLOT AREA: 1796 SQM – 2259 SQM
BUA 1,094 SQM
BASEMENT 177 SQM

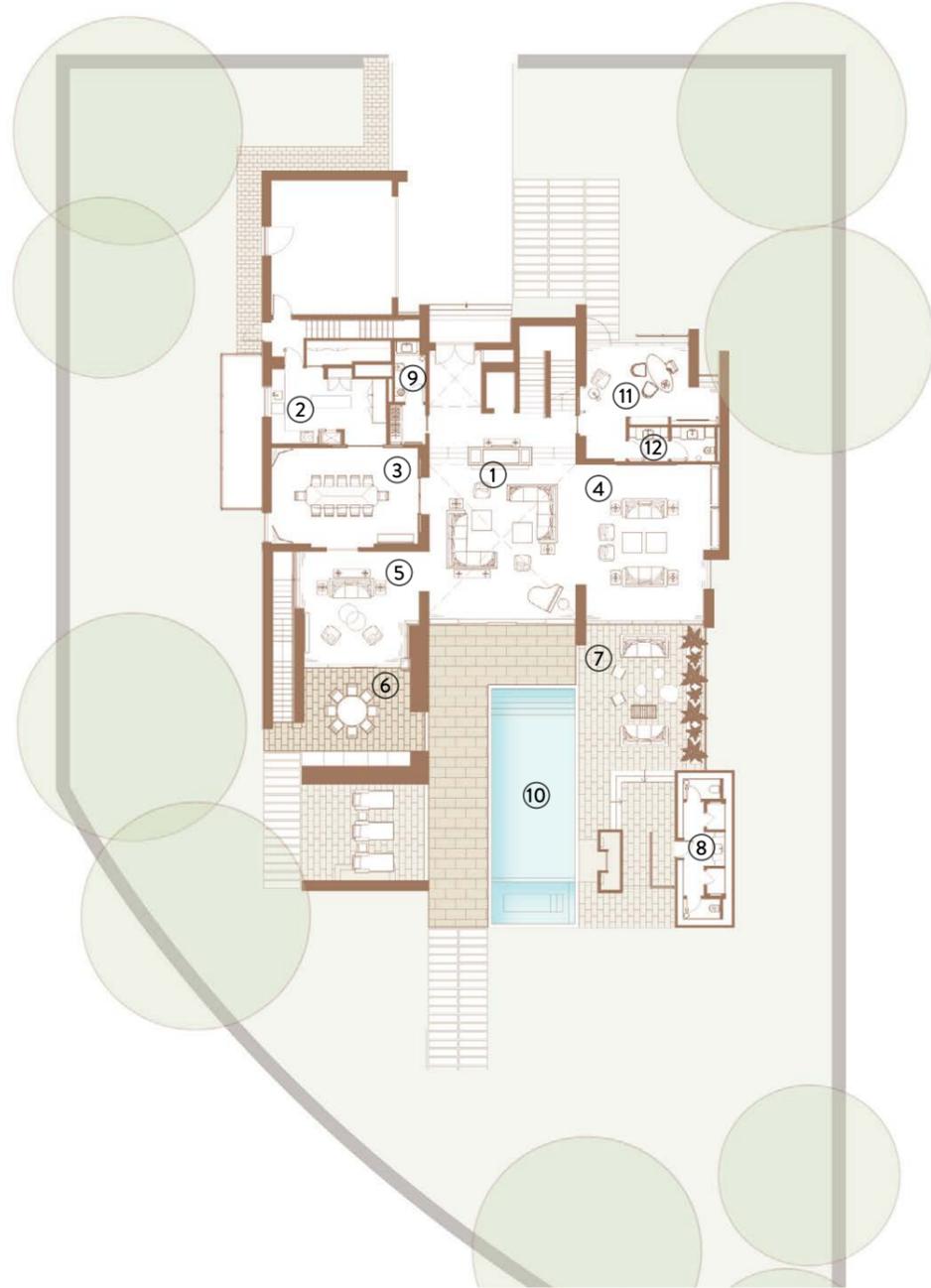
8, 9, 16, 19, 25, 26, 33, 36, 44, 45, 52, 55, 61, 62,
77, 78, 79, 84, 85, 92, 93, 100, 101, 103







GROUND FLOOR



GROUND FLOOR Gross Area XX m²

I. LIVING ROOM 8.2 x 7.4 M	4. SALON 8.2 x 7.4 M	7. OUTDOOR LIVING 15.0 x 6.4 M	10. SWIMMING POOL
2. KITCHEN 5.4 x 6.0 M	5. LIVING ROOM 3 6.0 x 6.0 M	8. CHANGING ROOM 7.8 x 2.8 M	11. OFFICE 4.3 x 7.4 M
3. DINING ROOM 5.0 x 8.0 M	6. OUTDOOR DINING 4.0 x 6.0 M	9. GUEST TOILET 5.3 x 1.7 M	12. OFFICE TOILET 1.8 x 5.0 M

FIRST FLOOR



FIRST FLOOR Gross Area XX m²

1. BEDROOM 1 4.4 x 7.6 M	4. FAMILY ROOM 9.5 x 6.5 M	7. DRESSING 2 2.8 x 2.3 M	10. DRESSING 3 2.9 x 1.8 M	13. MASTER BATHROOM 3.7 x 5.2 M	16. GUEST TOILET 1.2 x 3.8 M
2. BATHROOM 1 2.9 x 4.0 M	5. BEDROOM 2 3.8 x 7.7 M	8. BEDROOM 3 4.3 x 5.2 M	11. BAR 1.7 x 2.7 M	14. MASTER DRESSING 3.4 x 5.2 M	
3. DRESSING 1 2.9 x 2.4 M	6. BATHROOM 2 2.8 x 3.9 M	9. BATHROOM 3 2.9 x 3.5 M	12. MASTER BEDROOM 5.1 x 7.5 M	15. POOL	

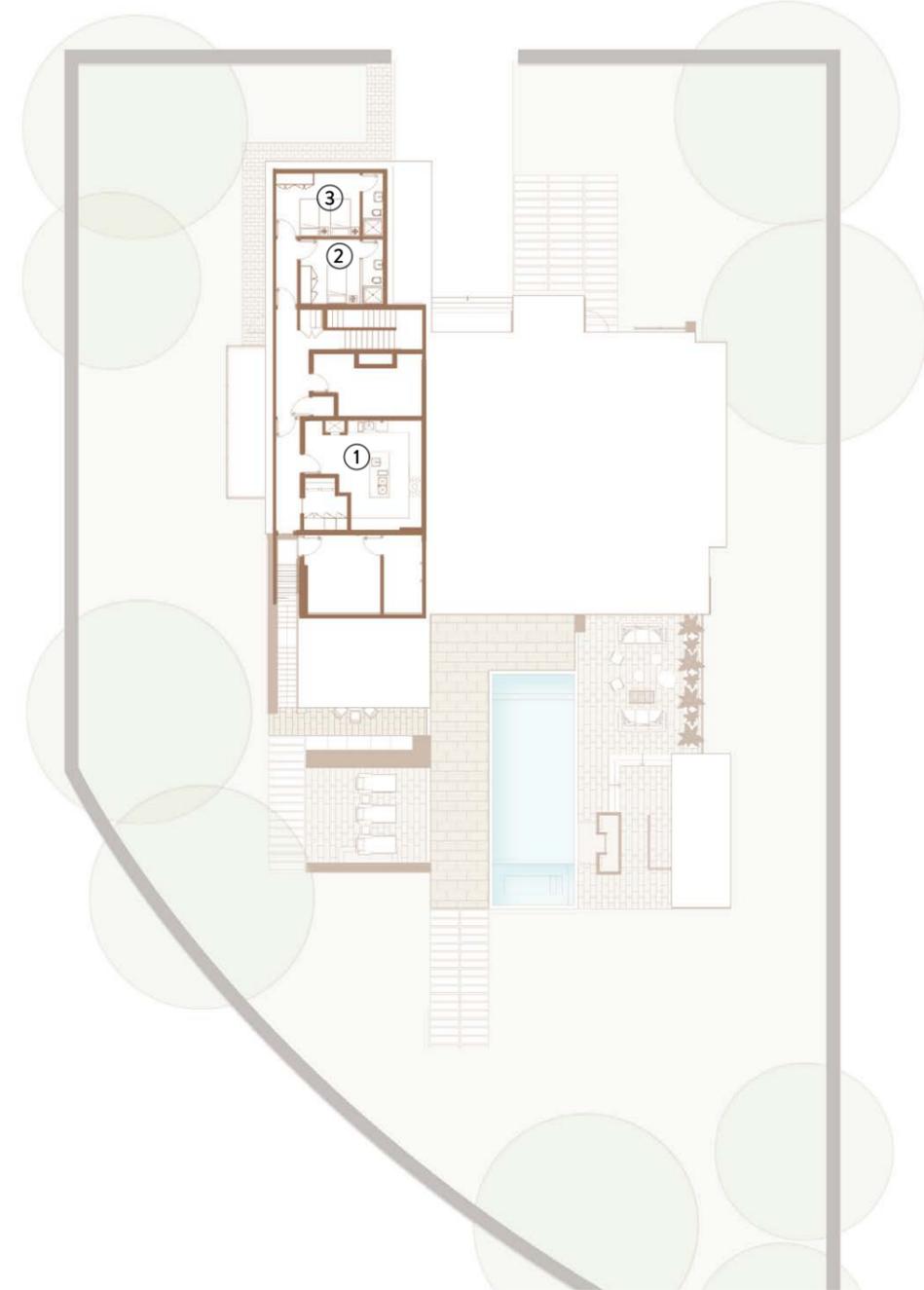
SECOND FLOOR



SECOND FLOOR Gross Area **XX** m²

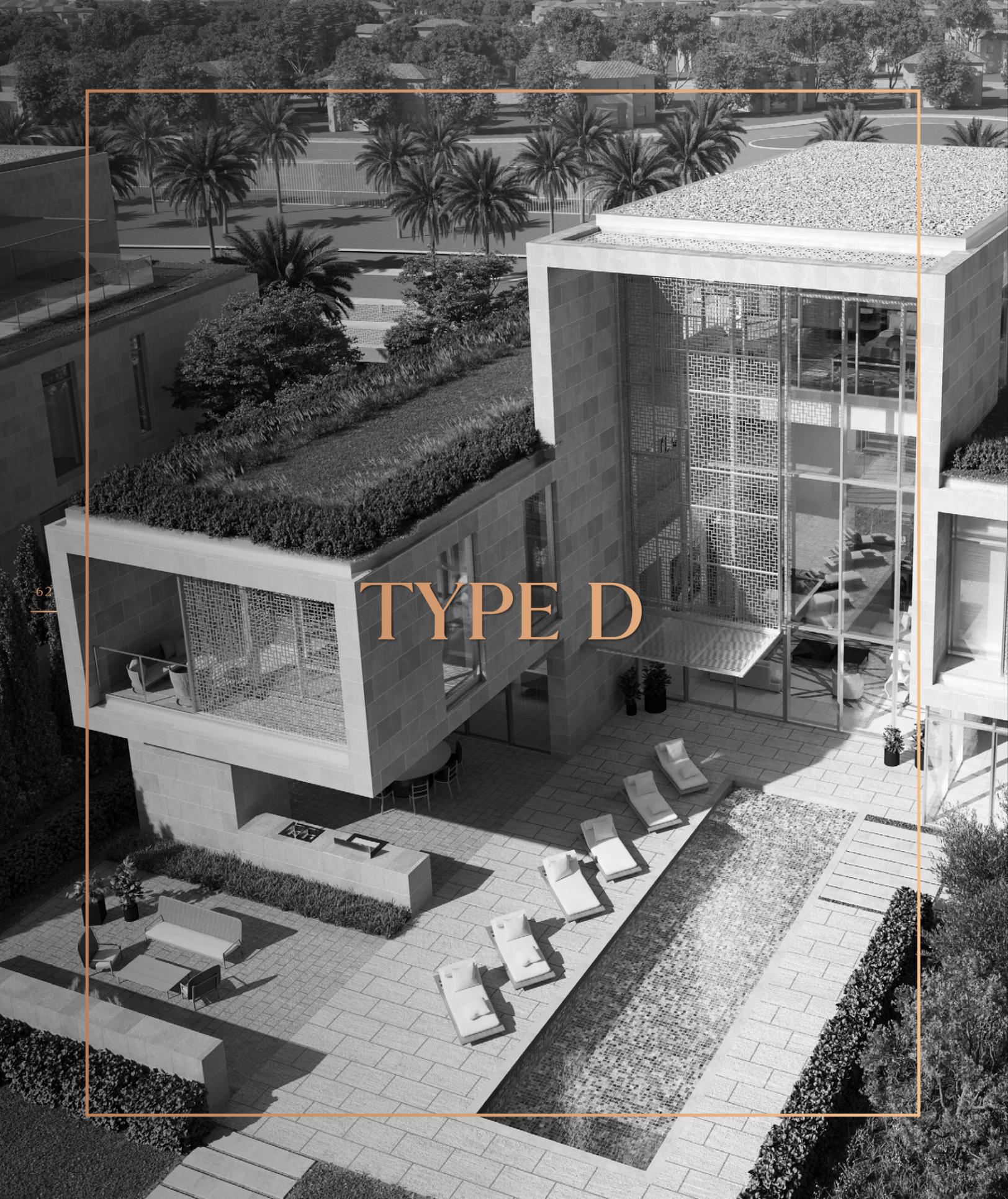
- | | |
|--------------|--------------|
| 1. TERRACE 1 | 2. TERRACE 2 |
| 16.0 x 6.4 M | 9.4 x 5.0 M |

UNDERGROUND



UNDERGROUND Gross Area **XX** m²

- | | | |
|-------------|----------------|----------------|
| 1. KITCHEN | 2. MAID'S ROOM | 3. DRIVER ROOM |
| 5.7 x 6.1 M | 3.4 x 5.7 M | 3.4 x 4.3 M |



TYPE D



FOUR SEASONS PRIVATE RESIDENCES NEW CAIRO CAPITAL AT MADINATY - EGYPT

A TMG DEVELOPMENT

*Four bedrooms
Four bathrooms
3 Floors & Basement*

PLOT AREA: 1524 SQM – 1600 SQM
BUA 918 SQM
BASEMENT 159 SQM

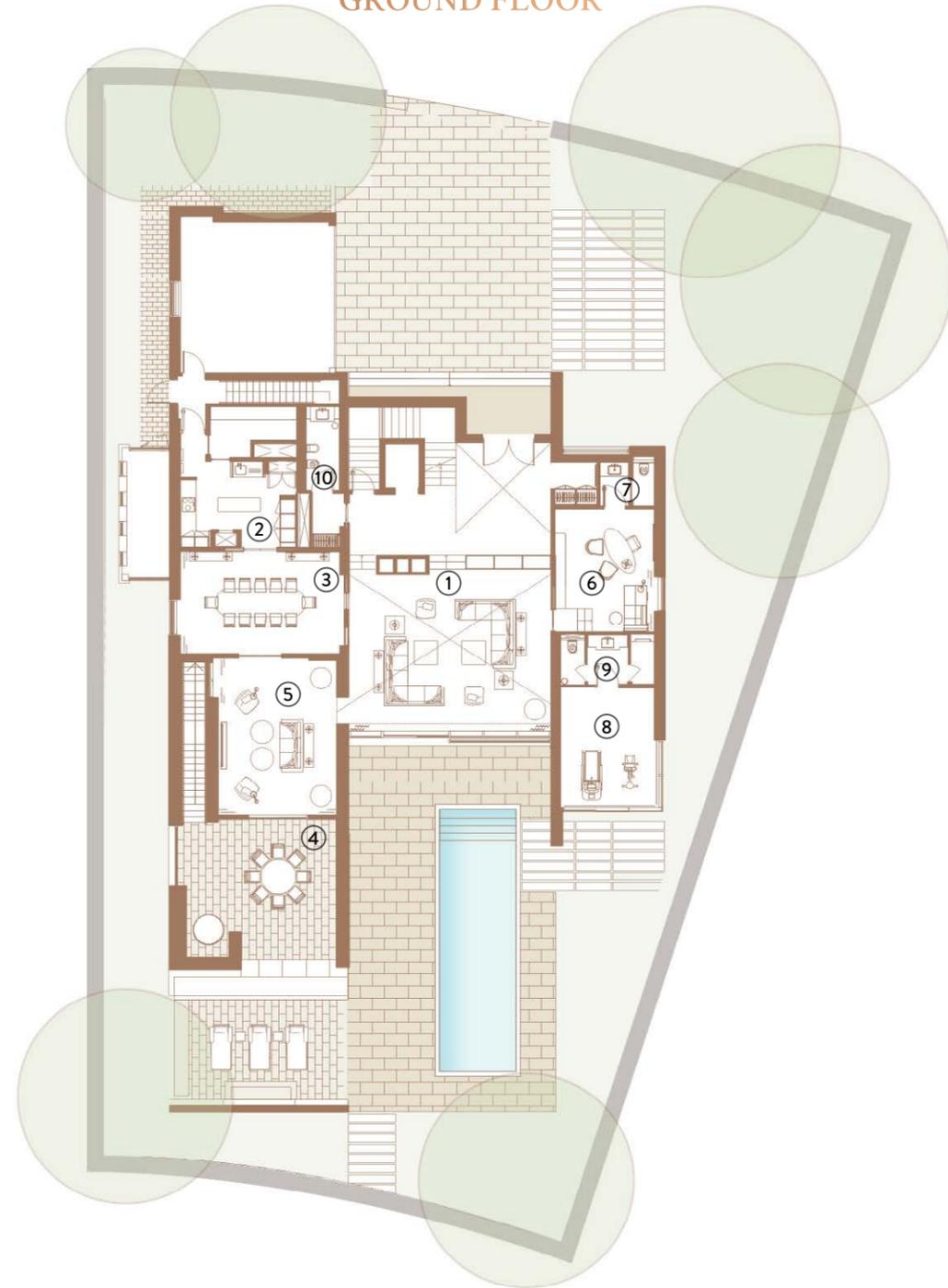
5, 6, 7, 10, 24, 27, 42, 43, 46, 47, 48, 60,
63, 75, 76, 80, 91, 94







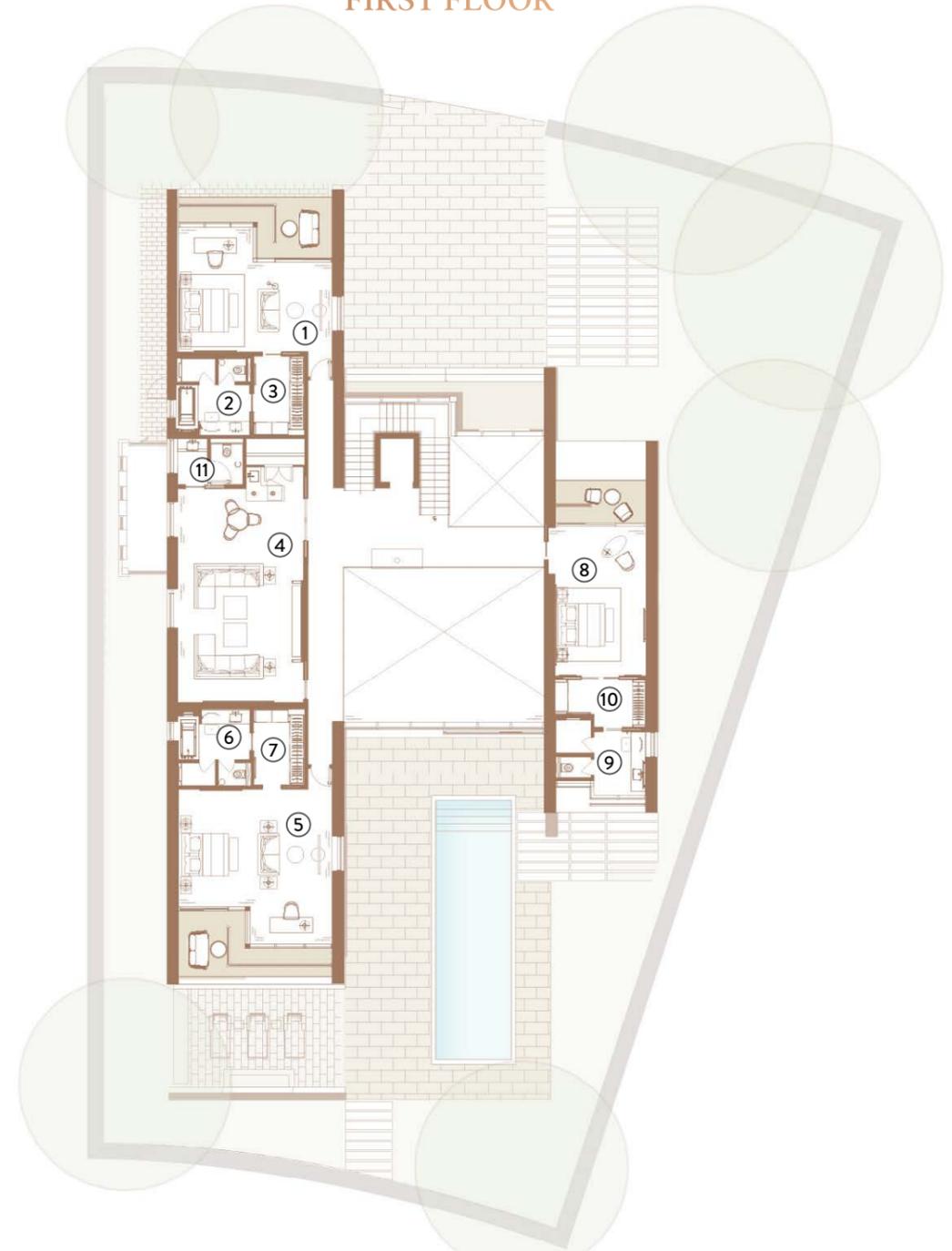
GROUND FLOOR



GROUND FLOOR Gross Area XX m²

1. LIVING ROOM 7.5 x 9.0 M	3. DINING ROOM 4.5 x 7.2 M	5. LIVING ROOM 2 6.8 x 5.4 M	7. OFFICE TOILET 2.0 x 2.5 M	9. CHANGING ROOM 2.2 x 4.3 M
2. KITCHEN 3.8 x 5.0 M	4. OUTDOOR DINING 6.2 x 6.8 M	6. STUDY 5.3 x 4.4 M	8. GYM 5.2 x 4.3 M	10. GUEST TOILET 3.6 x 1.6 M

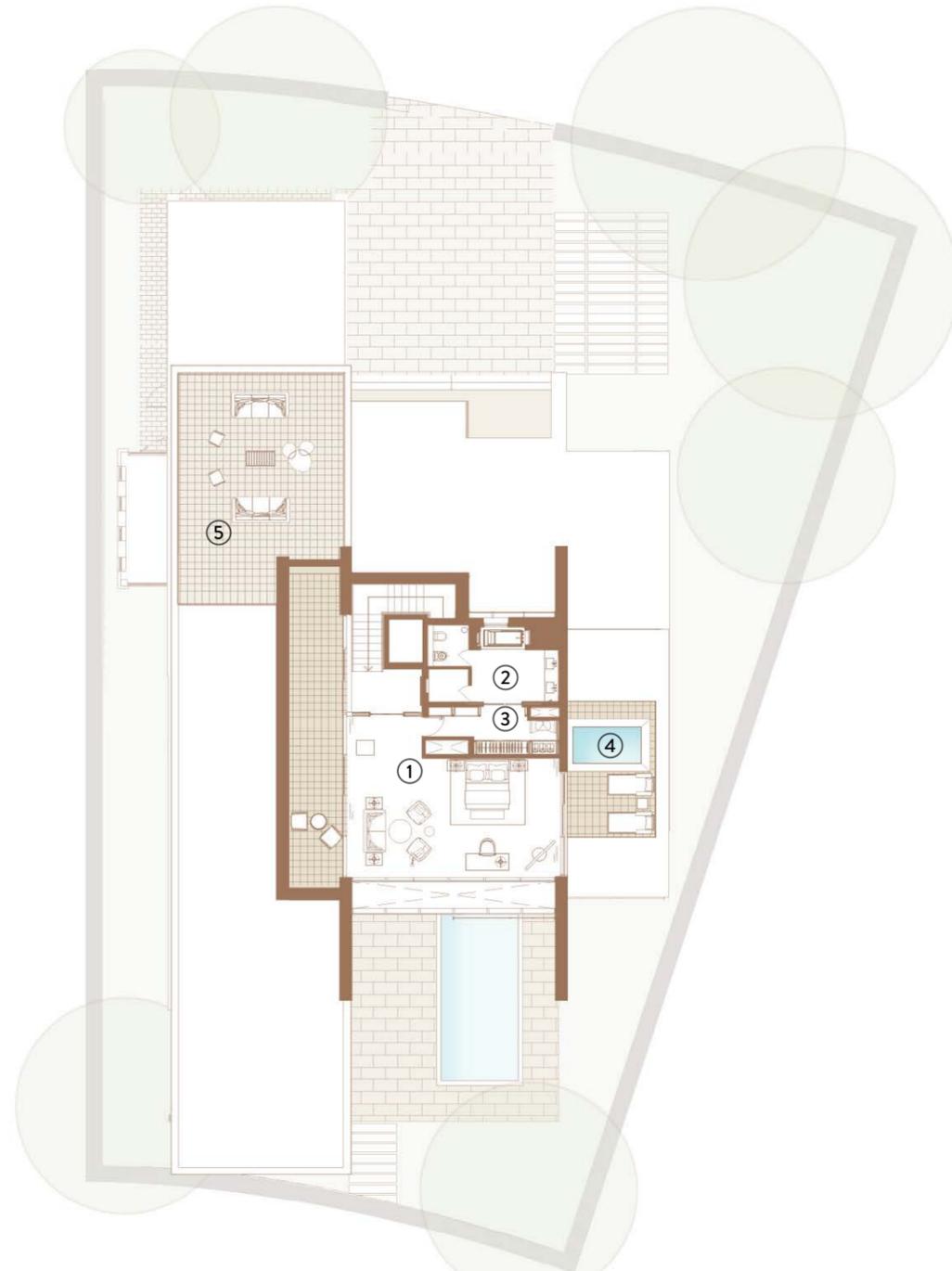
FIRST FLOOR



FIRST FLOOR Gross Area XX m²

1. BEDROOM 1 5.5 x 7.0 M	4. FAMILY ROOM 9.3 x 5.5 M	7. DRESSING 2 3.4 x 2.3 M	10. DRESSING 3 2.2 x 4.3 M
2. BATHROOM 1 3.4 x 3.3 M	5. BEDROOM 2 6.7 x 7.0 M	8. BEDROOM 3 6.5 x 4.3 M	11. GUEST TOILET 2.1 x 3.0 M
3. DRESSING 1 3.5 x 2.3 M	6. BATHROOM 2 3.4 x 3.3 M	9. BATHROOM 3 2.8 x 4.3 M	

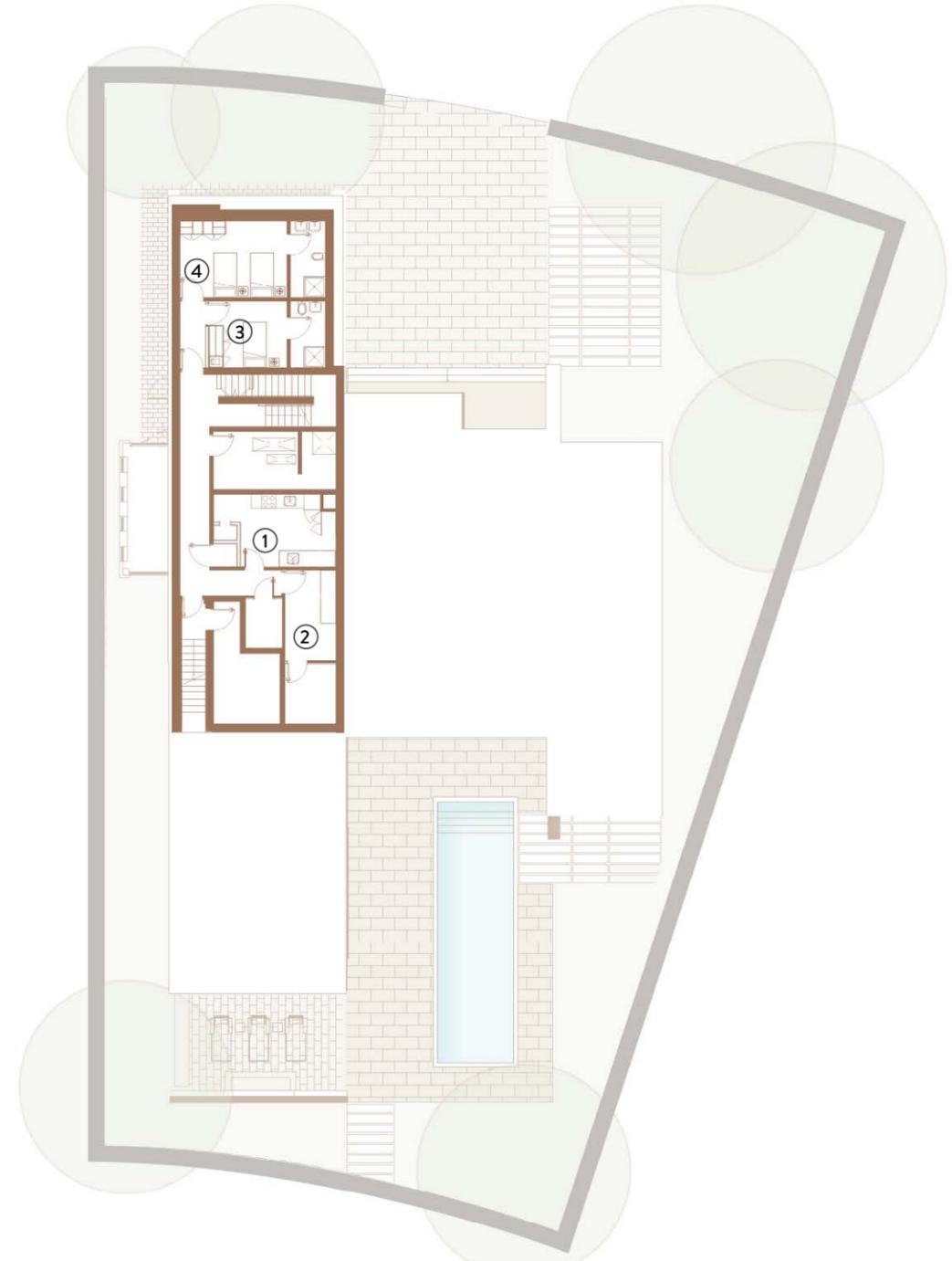
SECOND FLOOR



SECOND FLOOR Gross Area XX m²

- | | | |
|-----------------------------------|----------------------------|---------------------------|
| 1. MASTER BEDROOM
5.1 x 9.0 M | 3. DRESSING
2.1 x 5.7 M | 5. TERRACE
9.7 x 6.9 M |
| 2. MASTER BATHROOM
3.4 x 5.8 M | 4. SWIMMING POOL | |

UNDERGROUND



UNDERGROUND Gross Area XX m²

- | | |
|---------------------------|---------------------------------|
| 1. KITCHEN
3.3 x 5.5 M | 3. DRIVER'S ROOM
3.0 x 5.2 M |
| 2. LAUNDRY
4.0 x 2.4 M | 4. MAID'S ROOM
3.6 x 6.5 M |



TYPE E



FOUR SEASONS

PRIVATE RESIDENCES

NEW CAIRO CAPITAL AT MADINATY - EGYPT

A TMG DEVELOPMENT

*Four bedrooms
Four bathrooms
2 Floors & Basement*

PLOT AREA: 1307 SQM – 1470 SQM
BUA 623 SQM
BASEMENT 140 SQM

I, 2, 3, 4, II, 12, 13, 23, 28, 29, 39, 40, 41, 49, 50, 57, 58,
59, 64, 65, 66, 73, 74, 81, 82, 89, 90, 95, 96







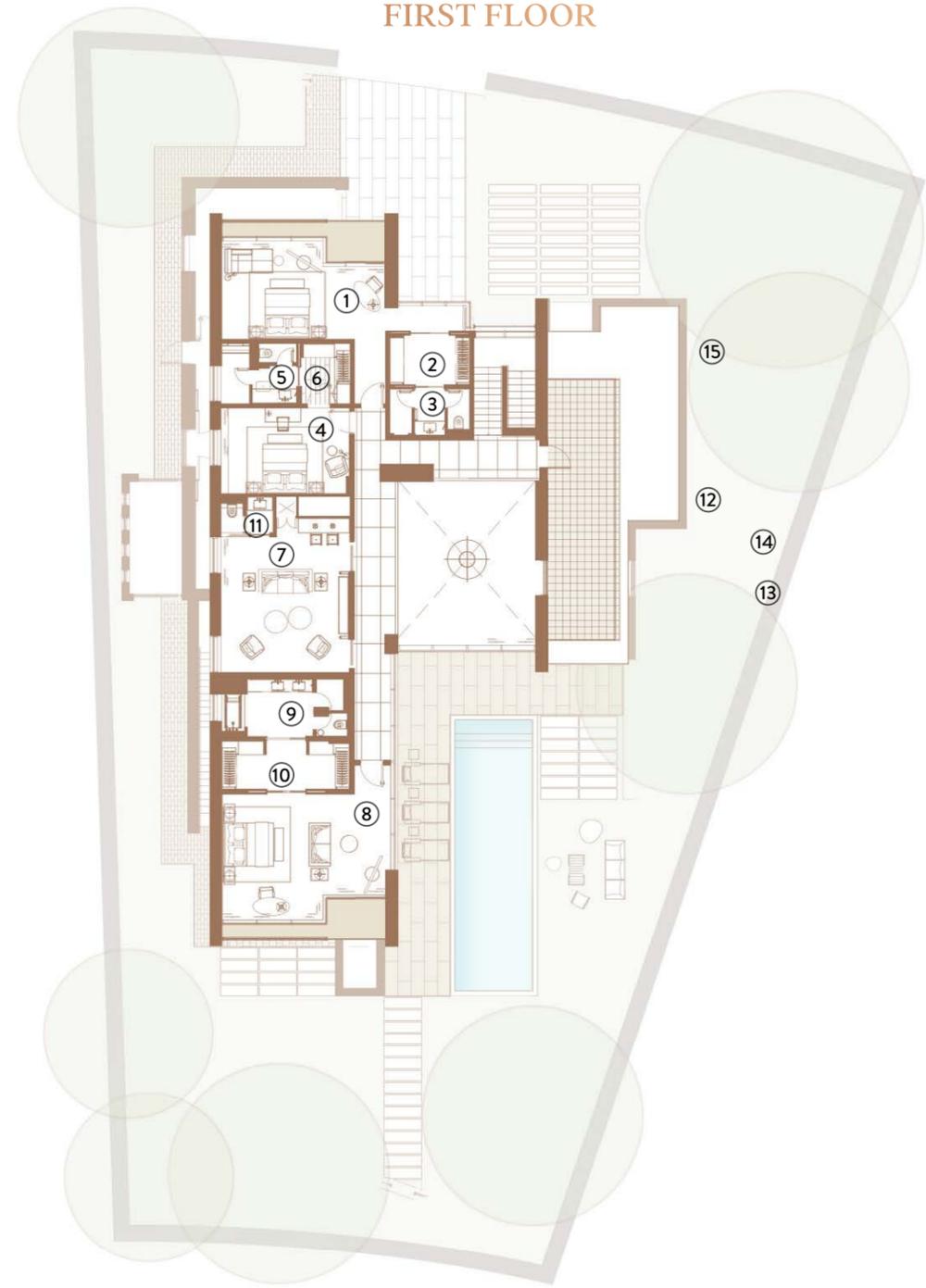
GROUND FLOOR



GROUND FLOOR Gross Area **XX** m²

1. LIVING ROOM 7.7x11.7M	3. DINING ROOM 4.0x6.4M	5. OUTDOOR DINING 6.8x5.8M	7. BATHROOM 2.3x3.3M	9. GUEST TOILET 3.1x2.4M
2. KITCHEN 3.7x3.9M	4. STUDY 5.9x4.4M	6. BEDROOM 4.5x5.7M	8. DRESSING 2.0x2.0M	10. SWIMMING POOL

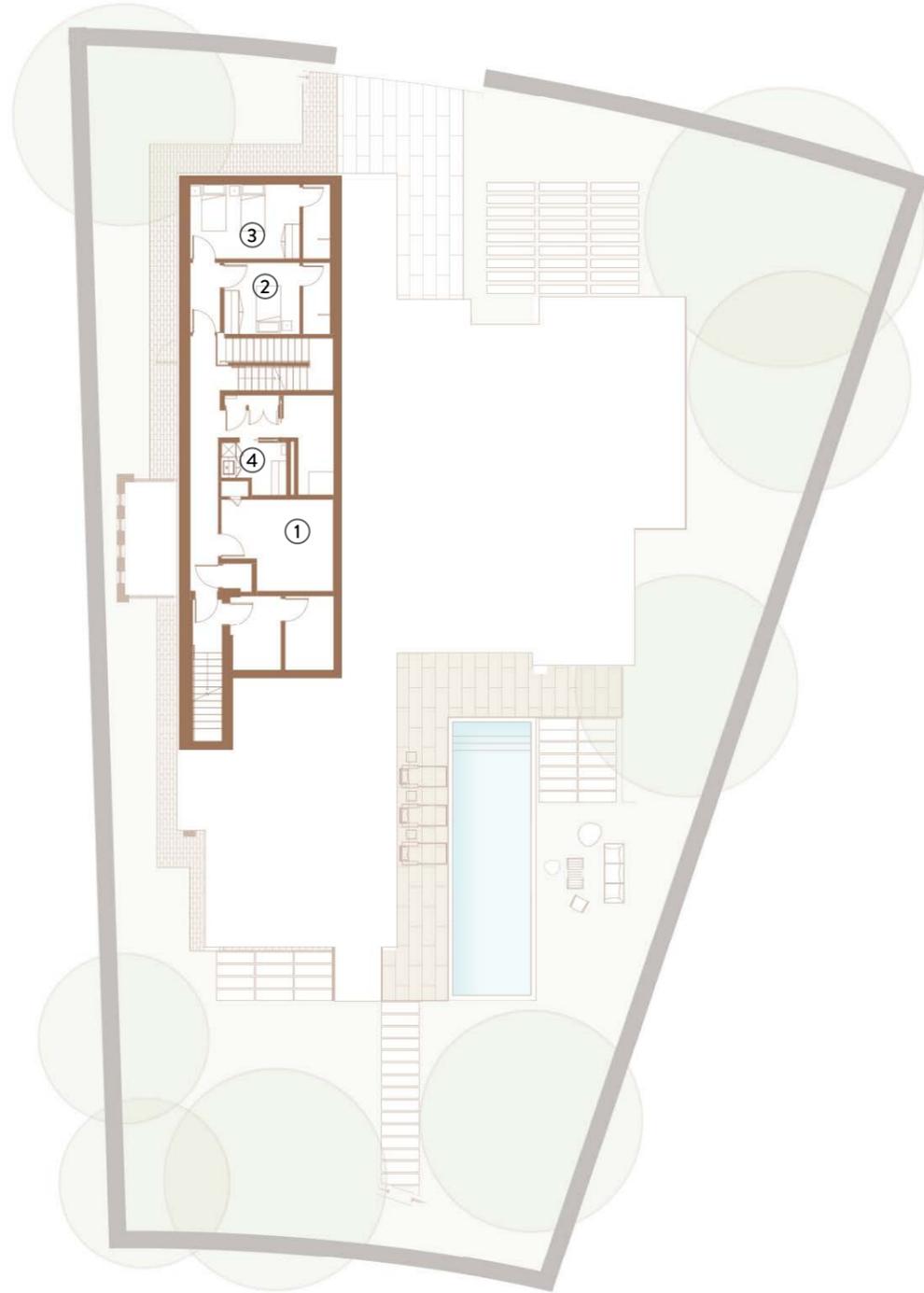
FIRST FLOOR



FIRST FLOOR Gross Area **XX** m²

1. BEDROOM 1 4.0x7.1M	4. BEDROOM 2 3.6x5.5M	7. FAMILY ROOM 6.5x5.5M	10. DRESSING 3 2.1x5.5M
2. DRESSING 1 2.2x3.4M	5. BATHROOM 2 2.6x3.3M	8. BEDROOM 3 5.2x7.2M	11. GUEST TOILET 1.6x2.3M
3. BATHROOM 1 2.1x3.4M	6. DRESSING 2 2.6x2.2M	9. BATHROOM 3 2.6x5.5M	

UNDERGROUND



UNDERGROUND Gross Area XX m²

- | | |
|---------------------------------|-------------------------------|
| 1. KITCHEN
3.9 x 4.8 M | 3. MAIDS' ROOM
3.3 x 6.2 M |
| 2. DRIVER'S ROOM
3.1 x 4.7 M | 4. LAUNDRY
2.3 x 2.8 M |





TYPE F



FOUR SEASONS
PRIVATE RESIDENCES
NEW CAIRO CAPITAL AT MADINATY - EGYPT
A TMG DEVELOPMENT

Four bedrooms
Four bathrooms
2 Floors & Basement

PLOT AREA: 1085 SQM – 1366 SQM
BUA 544 SQM
BASEMENT 177 SQM

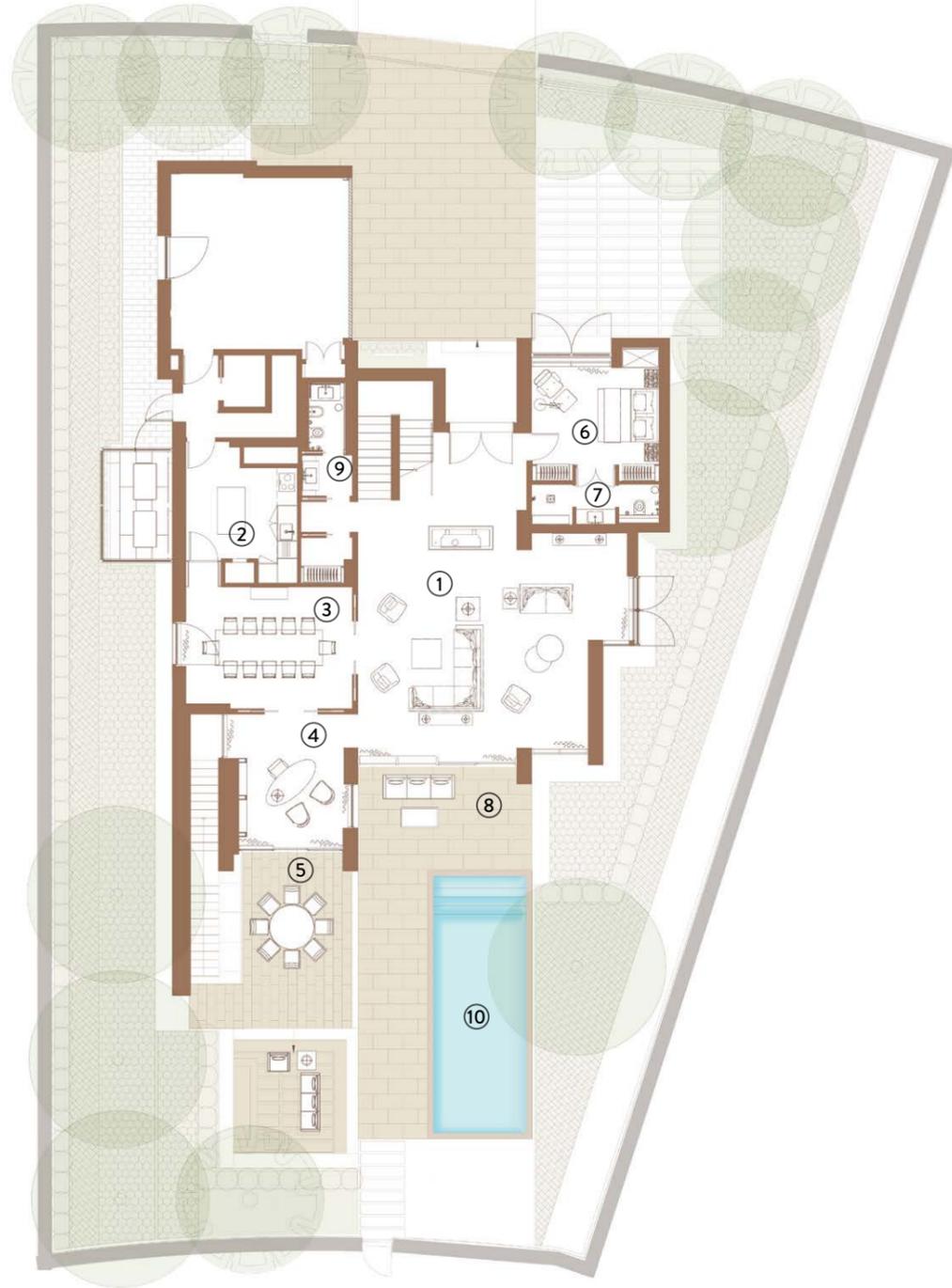
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83, 88, 97, 98, 99, 104, 105, 106, 107







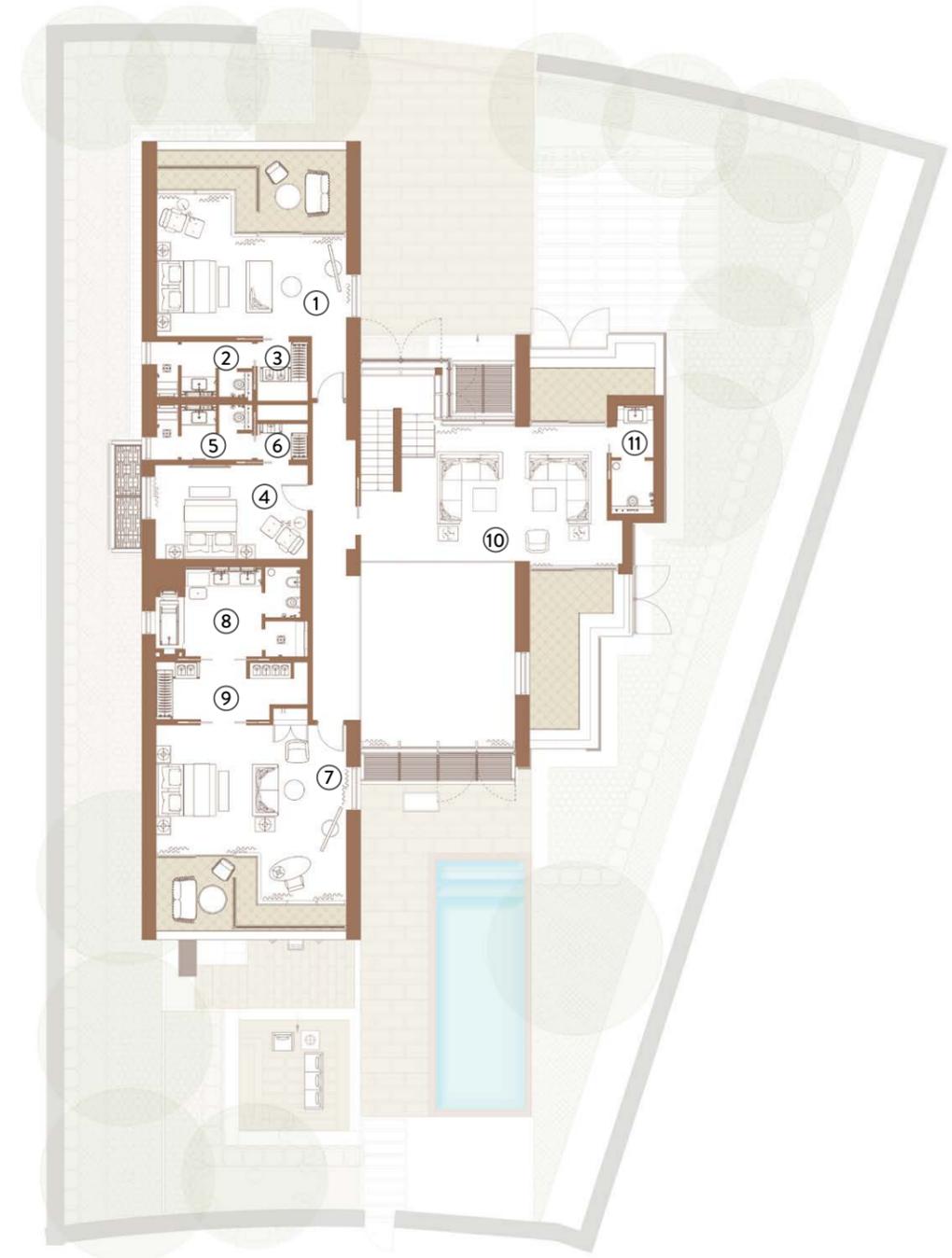
GROUND FLOOR



GROUND FLOOR Gross Area XX m²

1. LIVING ROOM 7.9 x 8.0 M	3. DINING ROOM 4.2 x 5.8 M	5. OUTDOOR DINING 4.6 x 4.4 M	7. BATHROOM 1.6 x 4.5 M	9. GUEST TOILET 6.9 x 1.8 M
2. KITCHEN 4.99 x 4.0 M	4. STUDY 4.6 x 4.0 M	6. BEDROOM 4.0 x 4.7 M	8. OUTDOOR LIVING	10. SWIMMING POOL

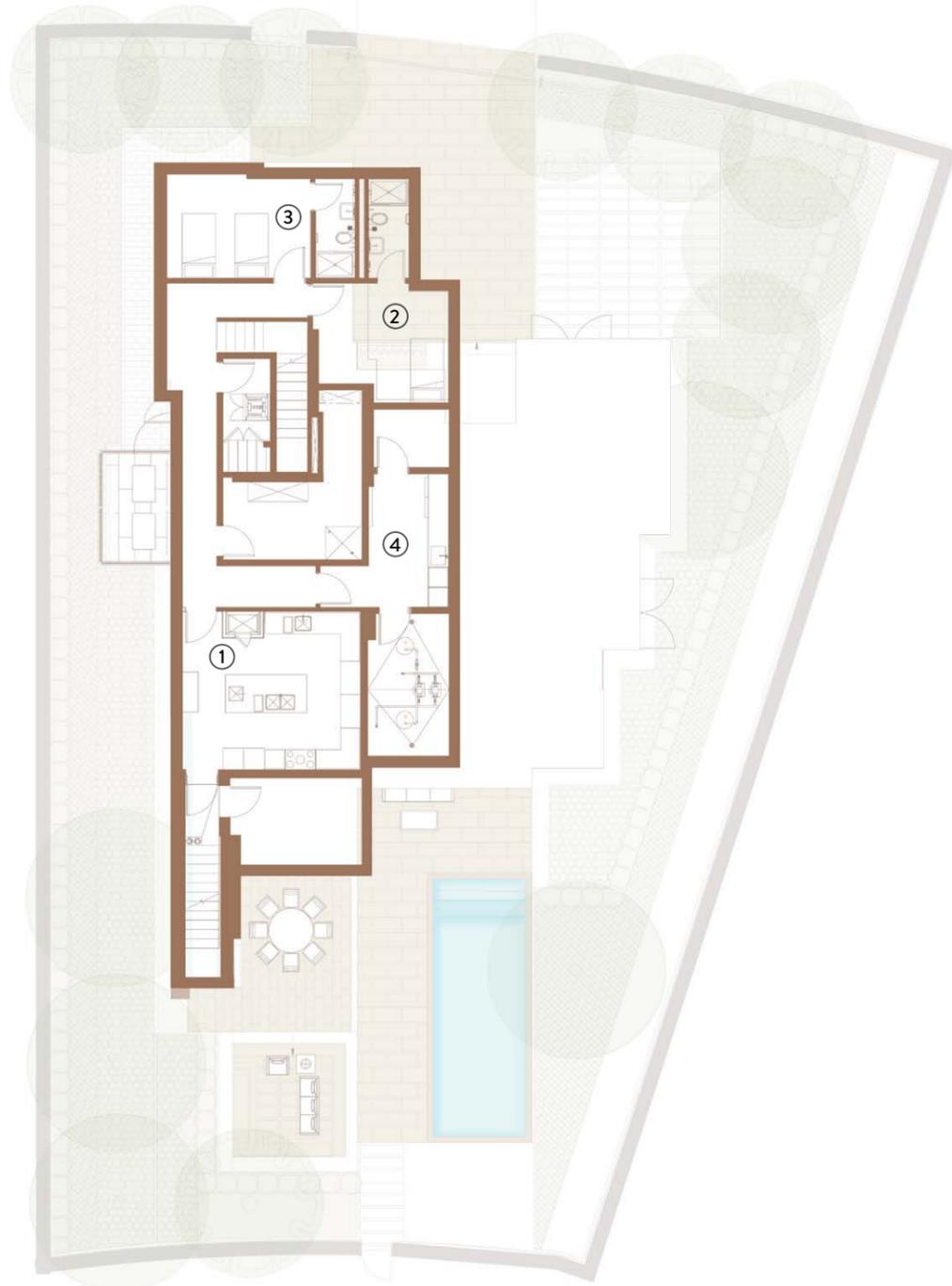
FIRST FLOOR



FIRST FLOOR Gross Area XX m²

1. BEDROOM I 5.1 x 7.0 M	4. BEDROOM 2 3.5 x 5.5 M	7. MASTER BEDROOM 6.3 x 7.0 M	10. BALCONY 5.0 x 6.0 M
2. BATHROOM I 2.1 x 2.6 M	5. BATHROOM 2 2.1 x 3.6 M	8. MASTER BATHROOM 3.3 x 5.5 M	11. GUEST TOILET 3.7 x 1.6 M
3. DRESSING I 2.2 x 1.9 M	6. DRESSING 2 1.4 x 1.9 M	9. MASTER DRESSING 2.2 x 5.5 M	

UNDERGROUND



UNDERGROUND Gross Area **XX** m²

- | | |
|---------------------------------|-------------------------------|
| 1. KITCHEN
4.9 x 5.6 M | 3. MAIDS' ROOM
3.3 x 5.9 M |
| 2. DRIVER'S ROOM
3.6 x 4.2 M | 4. LAUNDRY
4.2 x 2.6 M |





FOUR SEASONS
PRIVATE RESIDENCES
NEW CAIRO CAPITAL AT MADINATY

A TMG DEVELOPMENT

By appointment only

www.tmgluxuryproperties.com | info@tmgluxuryproperties.com

Disclaimer: Rooms measurements are from the centerline of walls & the unit total areas includes external wall thickness. Diagrams are for illustrative purpose only and not to Scale. All finishes, Sanitary fixtures and fences shown in the accompanying renderings are for illustrative purpose only. Furniture and decorative elements visuals are for illustrative purposes only and are not included in the property". All landscaping visuals are for illustrative purposes only and are not included in the property. All renderings and other visual materials , designs , facades are for demonstrative purpose only and are subject to vary according to final design and material availability. Gardens are for guidance only , and the only trusted source for the plot area , dimensions and shape is mentioned within the contract of sold unit.

