

WELCOME TO
YARDIN®
NEW CAIRO

SMART SPACES
FOR BALANCED LIVING

SMART SPACES FOR BALANCED LIVING

THE STORY OF YARDIN

NEW CAIRO

Inspired by the harmony of “YARDS” and “GARDENS”
YARDIN is a name -and a place- that celebrates open
space, fresh, air and lush greenery.

With almost 70% of apartments overlooking private yards
and landscaped garden plots, residents
wake up to views that breathe life into everyday moments.

SMART SPACES FOR BALANCED LIVING

YARDIN®

NEW CAIRO

Location map & Accessibility

Gamal Abdel Nasser Axis

South 90th
Street

Mivida

Katameya
Dunes

Hyde Park

Central Ring Road



YARDIN®

STRATEGICALLY PLACED IN THE HEART OF NEW CAIRO

- **1 MIN** AWAY FROM HYDE PARK SQUARE
- **1 MIN** AWAY FROM SOUTH 90TH STREET
- **3 MINS** AWAY FROM CENTRAL RING ROAD
- **5 MINS** AWAY FROM SOKHNA ROAD
- **7 MINS** AWAY FROM AIR FORCE HOSPITAL
- **7 MINS** AWAY FROM DISTRICT 5.
- **20 MINS** AWAY FROM CAIRO AIRPORT

THIS COMMUNITY OFFERS EFFORTLESS ACCESS TO MAJOR ROADS AND ESSENTIAL SERVICES AROUND.

SMART SPACES FOR BALANCED LIVING

YARDIN®

NEW CAIRO

Facts & Figures

Facts Overview

The Project Extends Over	13 FDN	Acres in New Cairo
Landscape / Open Areas	80%	Of Land Area
Residential FB	20%	Of Land Area
Multi Family Buildings	4	
NO. Of Clusters	3	
Units Configuration	1-4 Bedrooms	

MASTERPLAN



MASTERPLAN DIMENSIONS



STUDIES

PEDESTRIAN WALK
connecting master plan vertically & horizontally

MAIN ROAD

RING ROAD



MASTERPLAN

TYPE A



MASTERPLAN

TYPE B



MASTERPLAN

TYPE C



MASTERPLAN

PHASE 1



YARDIN

NEW CAIRO

FACILITIES

- | | |
|---|---|
|  GATES |  HEATED SWIMMING POOL |
|  KIDS PLAY ZONE |  POOL DECK WITH LOUNGE |
|  OUTDOOR SEATS |  INDOOR & OUTDOOR GYM |
|  YOGA ZONE |  PADEL COURT |
|  BBQ AREA |  WATER FEATURE |
|  COMMUNITY CENTER |  BICYCLE TRACK |
|  EVENT SPACE |  JOGGING TRACK |

SUSTAINABILITY

-  SOLAR SYSTEM
-  GARBAGE SYSTEM
-  ELECTRIC CAR CHARGING





YARDIN
NEW CAIRO

20
25

A NEW RESIDENTIAL PROJECT BY **nass**
DEVELOPMENTS

YARDIN

NEW CAIRO

20
25



A NEW RESIDENTIAL PROJECT BY  **NASS**
DEVELOPMENTS

YARDIN

NEW CAIRO

20
25



A NEW RESIDENTIAL PROJECT BY **nass**[®]
DEVELOPMENTS



A NEW RESIDENTIAL PROJECT BY **nass**[®]
DEVELOPMENTS

YARDIN

NEW CAIRO

20
25



A NEW RESIDENTIAL PROJECT BY  **Nass** DEVELOPMENTS



A NEW RESIDENTIAL PROJECT BY  **Nass**
DEVELOPMENTS

Spaces

1 Bedroom Starts from **66 SQM**

2 Bedrooms Start from **98 SQM**

3 Bedrooms Start from **124 SQM**

Duplexes Start from **330 SQM**



SMART SPACES FOR BALANCED LIVING

YARDIN®

NEW CAIRO

Payment Plans

Price

41,000 EGP / SQM

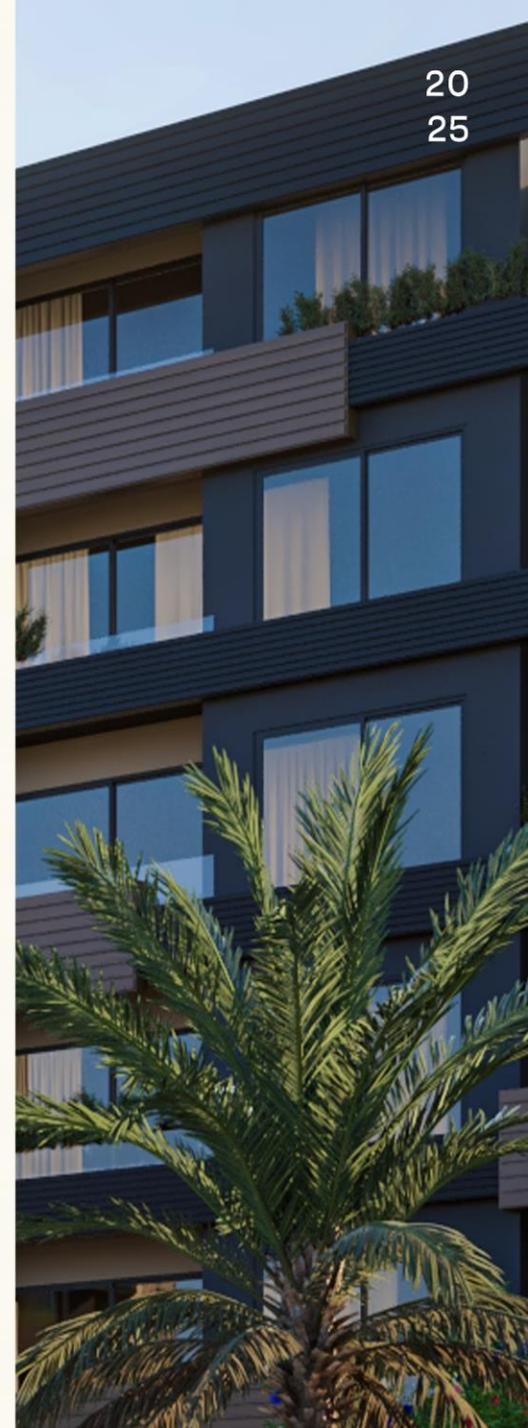
Semi Finished

- 0% Down Payment, 6 Years Equal Installments (Discount 5%)
- 5% Down Payment, 7 Years Equal Installments (Discount 5%)
- 5% Down Payment, 5% after 3 months, 8 Years Equal Installments (Discount 5%)
- 10% Down Payment, 5% after 3 months, 9 Years Equal Installments
- 10% Down Payment, 10% after 3 months, 10 Years Equal Installments

Cash Discount 40%

Maintenance 8%

Parking 150,000 EGP



SMART SPACES FOR BALANCED LIVING

YARDIN®

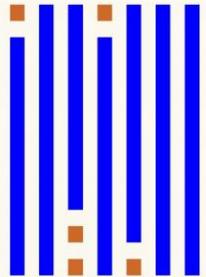
NEW CAIRO

Strategic Partners

A NEW RESIDENTIAL PROJECT BY  **nass**[®]
DEVELOPMENTS



AZURE
Planning & Architecture



AL-BONIAN



CONCEPT
ENGINEERING & CONSTRUCTION
BY ENG/ MAMDOUH FEKRY



Inspire
Integrated

A NEW RESIDENTIAL PROJECT BY **mass**
DEVELOPMENTS



SMART SPACES FOR BALANCED LIVING

YARDIN[®]

NEW CAIRO

SMART SPACES FOR BALANCED LIVING
THANK YOU

YARDIN[®]

NEW CAIRO