



RED

WATER VILLAS & FLOATING GARDENS



CORNERSTONE
DEVELOPMENT



CORNERSTONE DEVELOPMENT

Cornerstone Development, a full real estate development firm, established in 2019, adopts a pioneering Glocal approach, seamlessly blending foreign experiences with Egyptian culture.

Our mission is to build places that will reunite you to your core communities, using our unique designs, smart technology, valuable amenities and the space to enjoy the beauty of our expert-designed landscapes.

We create vibrant spaces with innovative designs, experiential amenities and social activities, fostering communities where residents can live their best lives together.



**CORNERSTONE
DEVELOPMENT**

RED

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MOSTAKBAL CITY

Mostakbal City, a smart and self-sufficient urban hub, prioritizes resident convenience through advanced administrative structures.

With independent operations and intelligent technologies, it ensures efficient services like parking and public transportation.

Featuring utilities management, the city ensures equal distribution of electricity, water and gas, along with robust security services.

Positioned as an economic and residential investment hub, Mostakbal City's urban planning exceeds homeowner expectations, attracting top real estate developers in Egypt.

Developed in
Mostakbal City

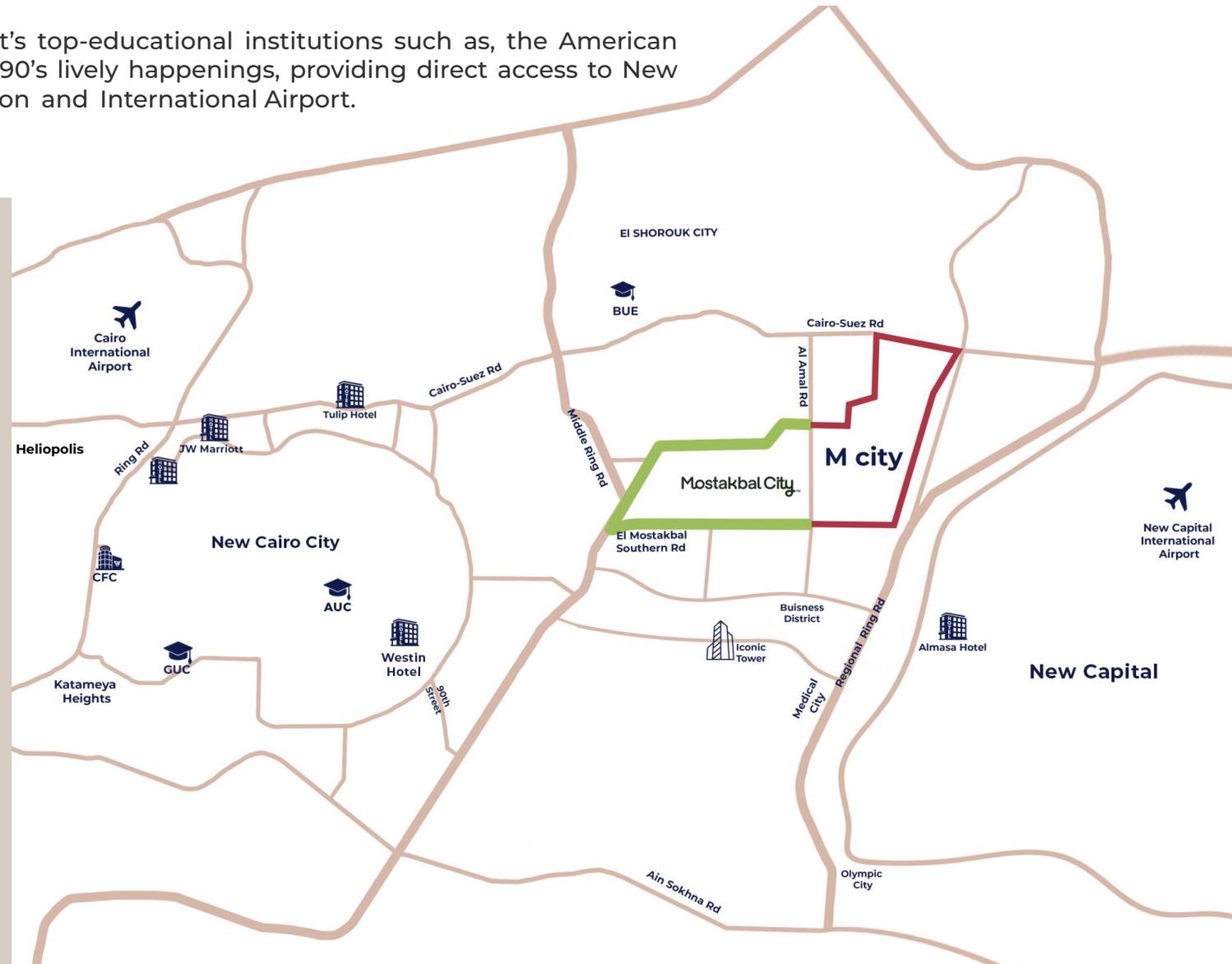


LOCATION

RED, strategically nestled in the heart of Mostakbal City, fringed by bustling cities such as Madinaty, Cairo New Capital and New Heliopolis. Mostakbal City is easily accessed via the Regional Ring Road, the Middle Ring Road and Cairo Suez Road.

Offering easy access to Egypt's top-educational institutions such as, the American University In Cairo and Road 90's lively happenings, providing direct access to New Cairo Capital's fast train station and International Airport.

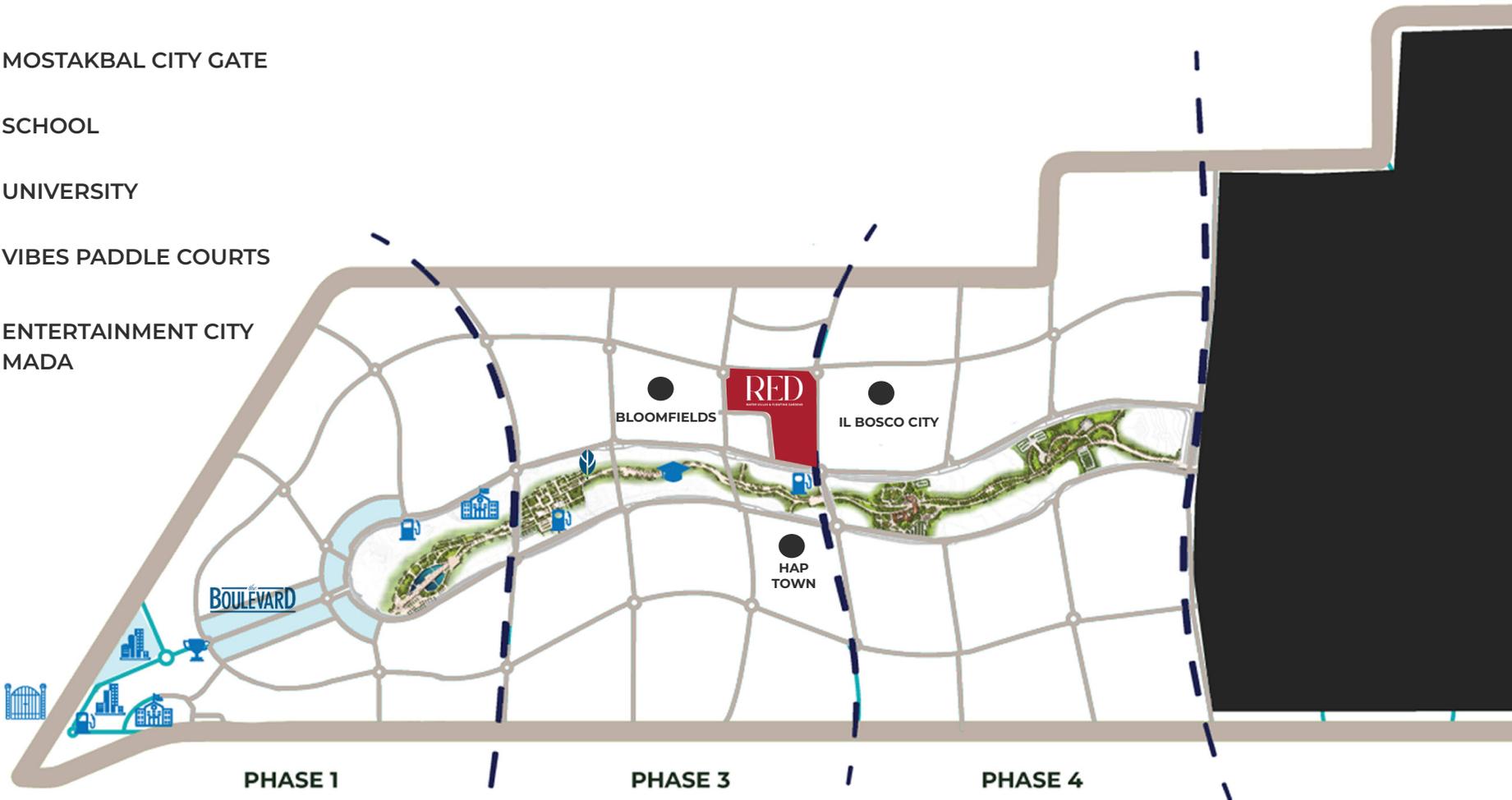
- **15 mins** to Cairo International Airport
- **20 mins** to Heliopolis
- **5 mins** to Road 90
- **14 mins** to AUC
- **7 mins** to Business District New Capital
- **45 mins** to Al Ein El Sokhna



ABOUT RED

Strategically located in the heart of Mostakbal City in phase 3, overlooking the central spine of Mostakbal City and neighbouring Haptown, Il Bosco City and Bloomfields.

-  MOSTAKBAL CITY GATE
-  SCHOOL
-  UNIVERSITY
-  VIBES PADDLE COURTS
-  ENTERTAINMENT CITY MADA





WELCOME TO

RED

WATER VILLAS & FLOATING GARDENS

MASTERPLAN

- 60 Acres
- 17% Footprint Residential
- 8% Footprint Commercial
- 75% Landscape



Disclaimer
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SOCIAL HOUSE

MAIN GATE

RETAIL

RED

WATER VILLAS & FLOATING GARDENS

Inspired from the Red Rooted Floater, offers an experience where ambient light nourishes the soul and floating landscapes evoke a refreshing sense of air.

That's what we are building here:

A home that sustains not just our needs, but our aspirations, a space that fosters a sense of belonging and purpose, and an environment that nurtures new dimensions of growth.



PILLARS

ABUNDANT
LIGHT

DESIGN

NATURE

FLOATING
VOLUMES



WELLNESS

ART & CULTURE

AMBIENT
WATER

COMMUNITY
TECHNOLOGY



DESIGN

Architectural designs that emphasize fluidity and continuity, mirroring the natural flow of water with smooth transitions and unbroken lines.



Water Yards

Using architectural voids and internal landscaping to bring the natural world to hallway spaces.

Seamless Volumes

Building structures are versatile and flexible, combining various features and product categories.



NATURE

Paths designed to meander through water features, blurring the boundaries between land and water.

Floating Nature

Integration of natural elements to appear suspended, creating a dynamic interplay between the built environment and nature.

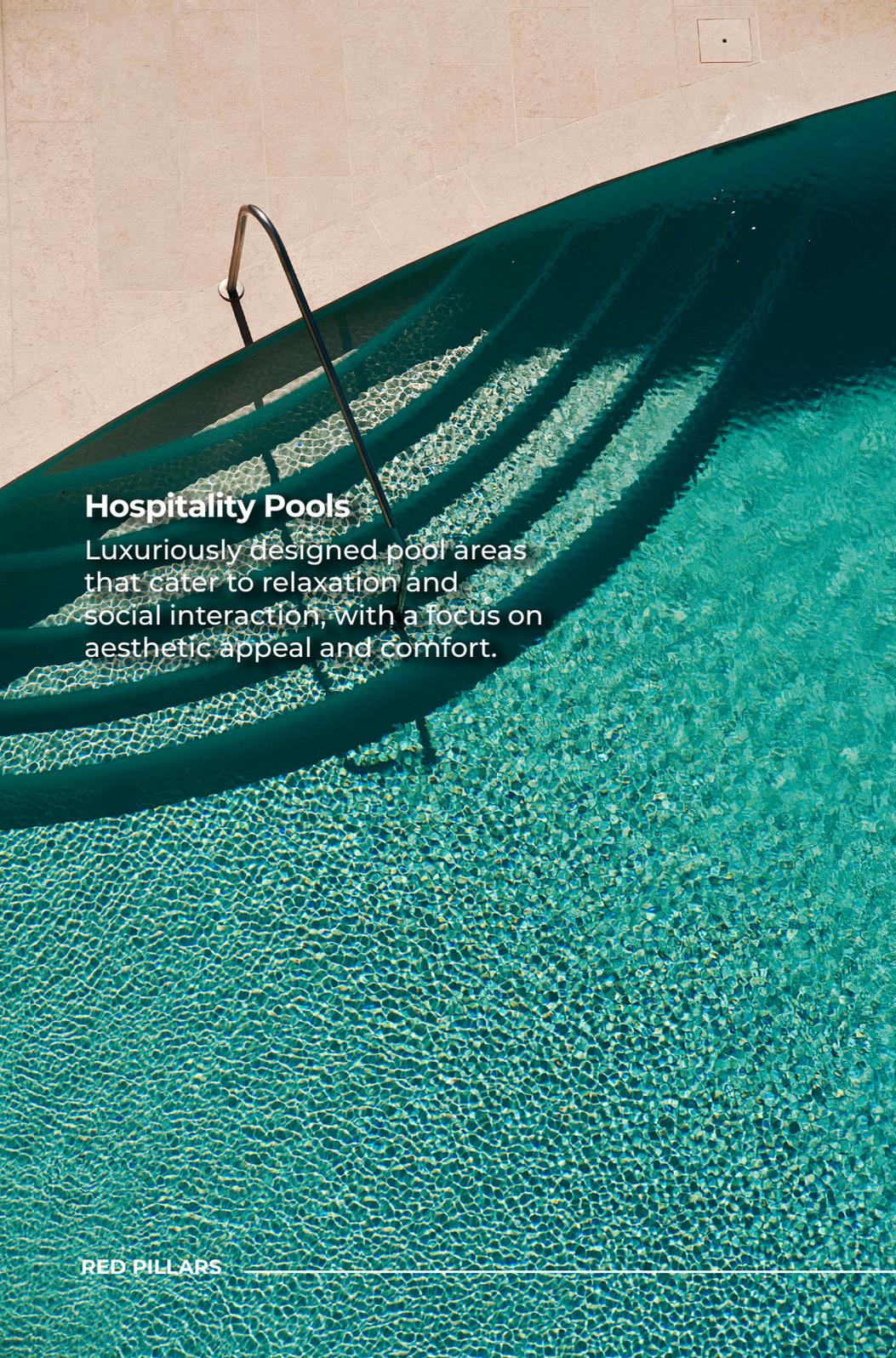
Floating Living Rooms

Public lounge areas extending beyond traditional boundaries, capturing the essence of floating on water, fostering an open, airy ambiance.

WELLNESS

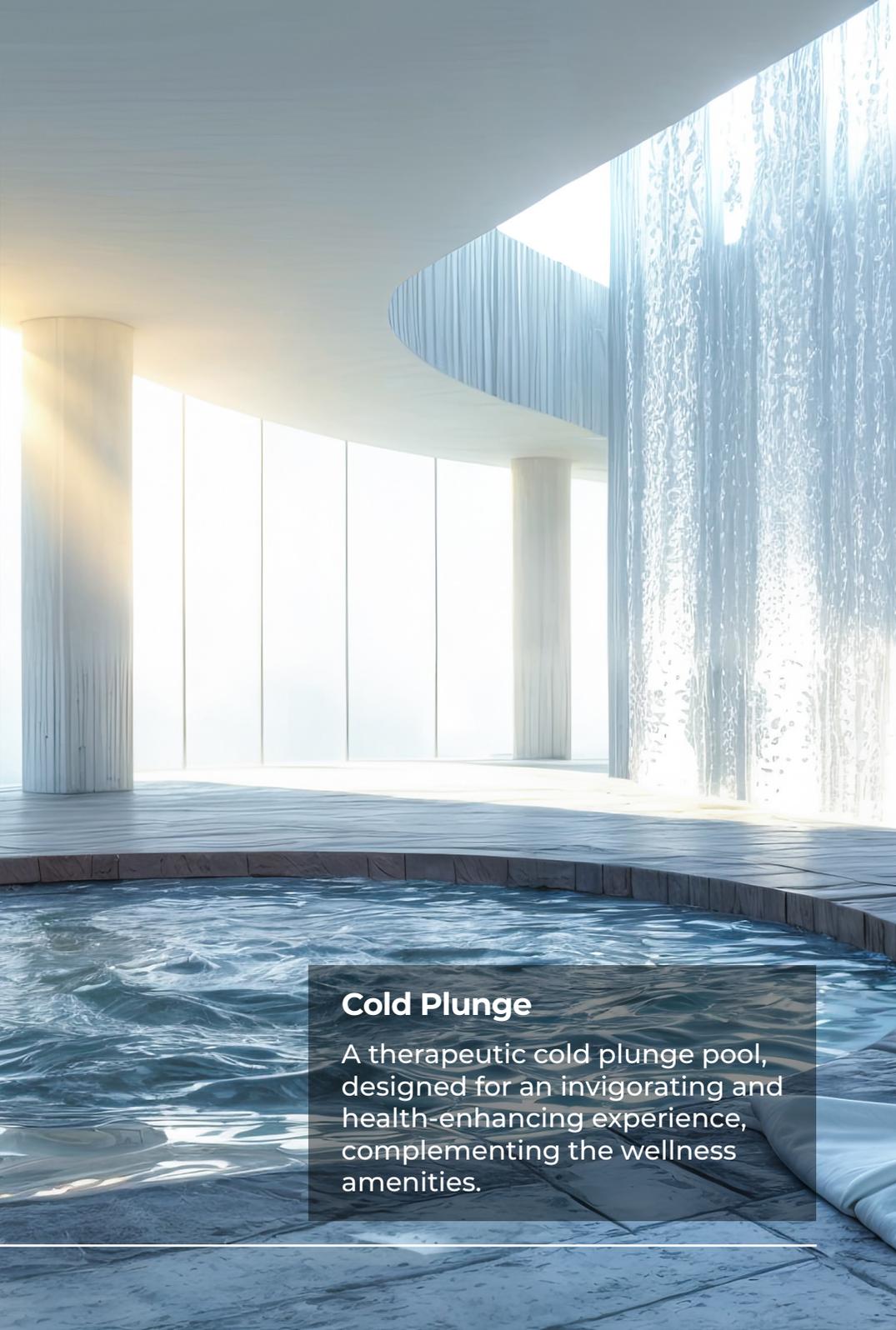
Daylit Gym

A fitness center that maximizes the use of natural light, creating an invigorating and inspiring workout environment.



Hospitality Pools

Luxuriously designed pool areas that cater to relaxation and social interaction, with a focus on aesthetic appeal and comfort.



Cold Plunge

A therapeutic cold plunge pool, designed for an invigorating and health-enhancing experience, complementing the wellness amenities.

ART & CULTURE

A journey of cultural exploration and personal reflection, enriching the residents life with artistic diversity.

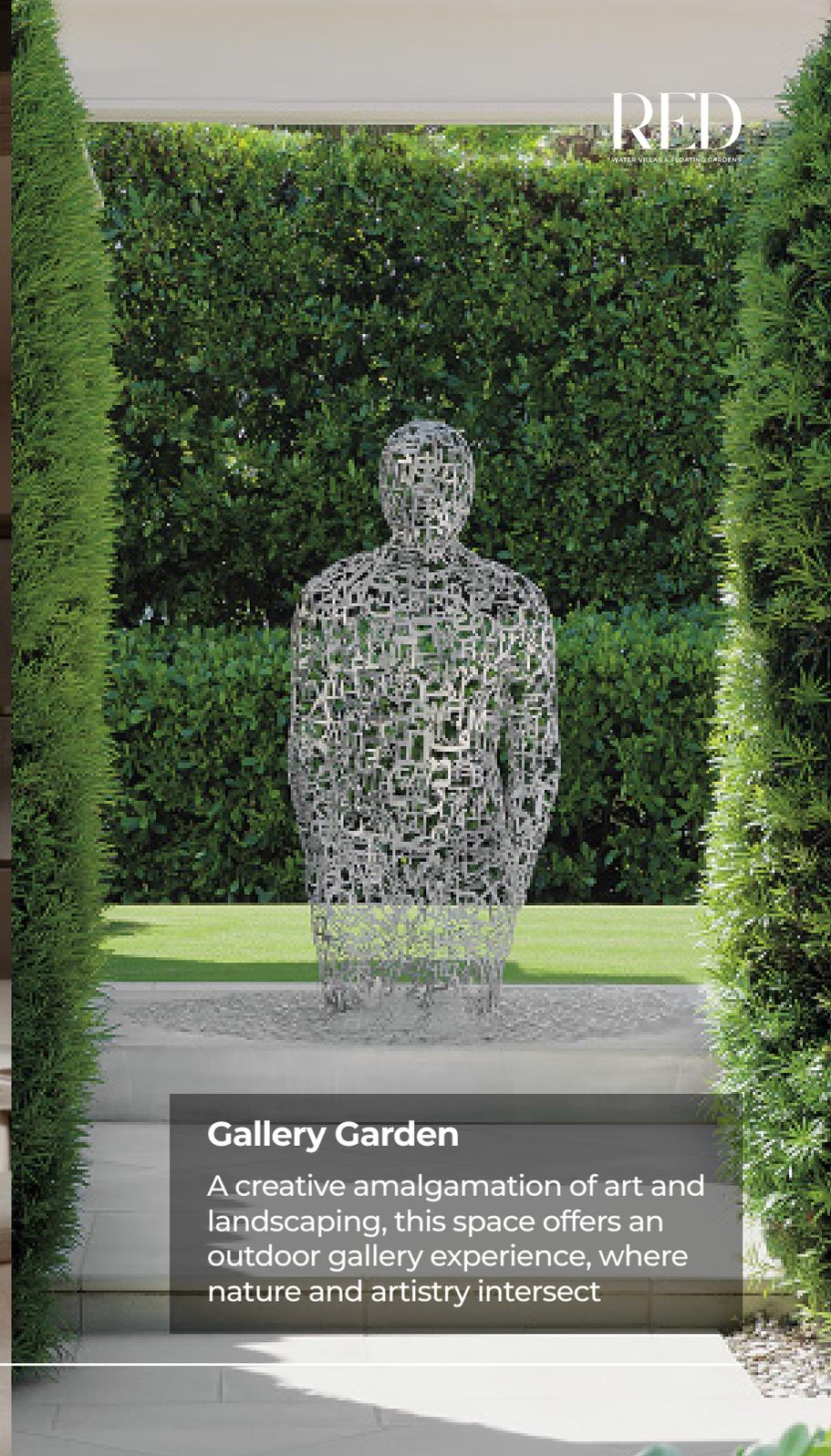
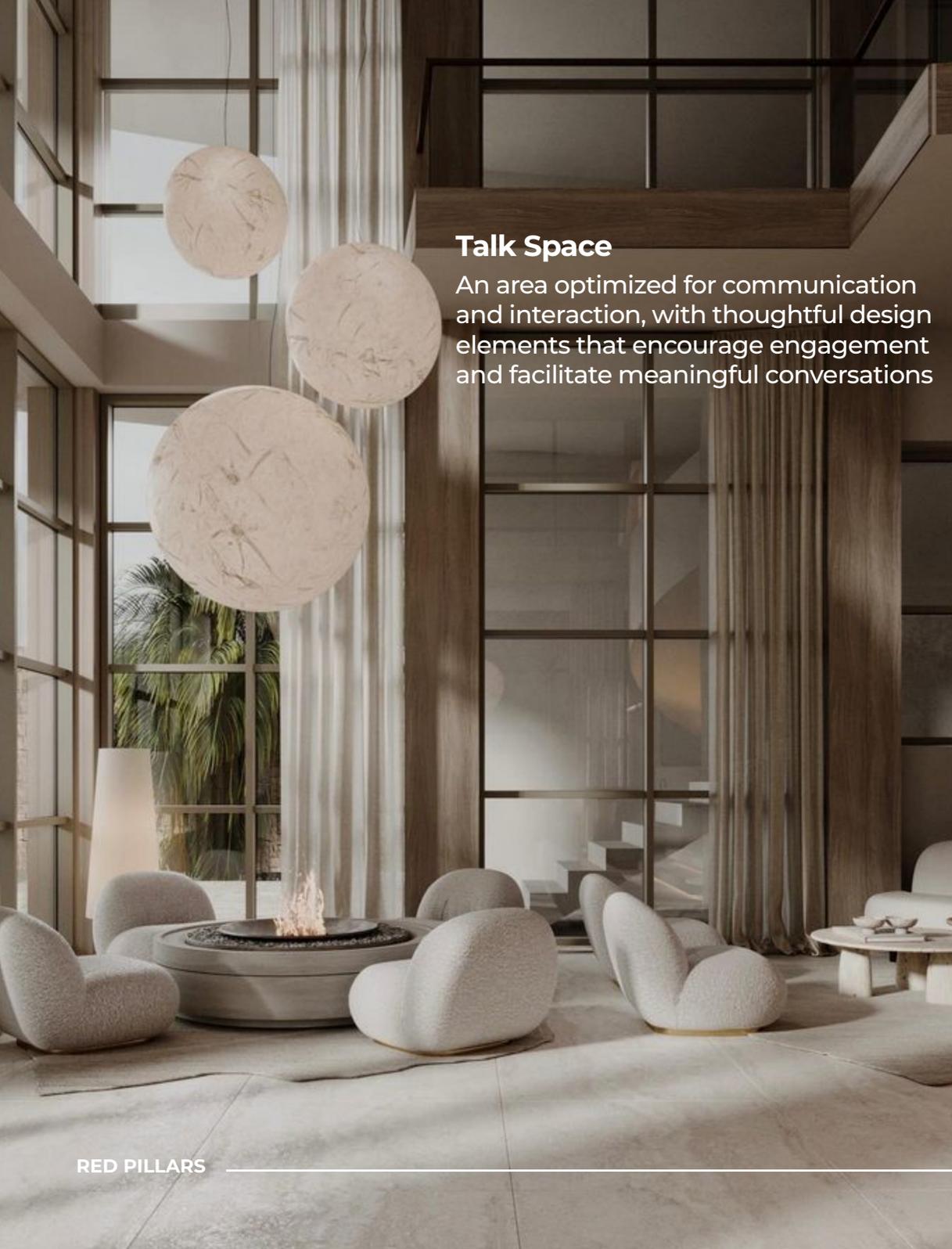
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Cinema Lounge

A private, intimate cinema setting designed for comfort and sophistication, with an emphasis on creating a personal, immersive viewing experience

Talk Space

An area optimized for communication and interaction, with thoughtful design elements that encourage engagement and facilitate meaningful conversations



Gallery Garden

A creative amalgamation of art and landscaping, this space offers an outdoor gallery experience, where nature and artistry intersect

COMMUNITY

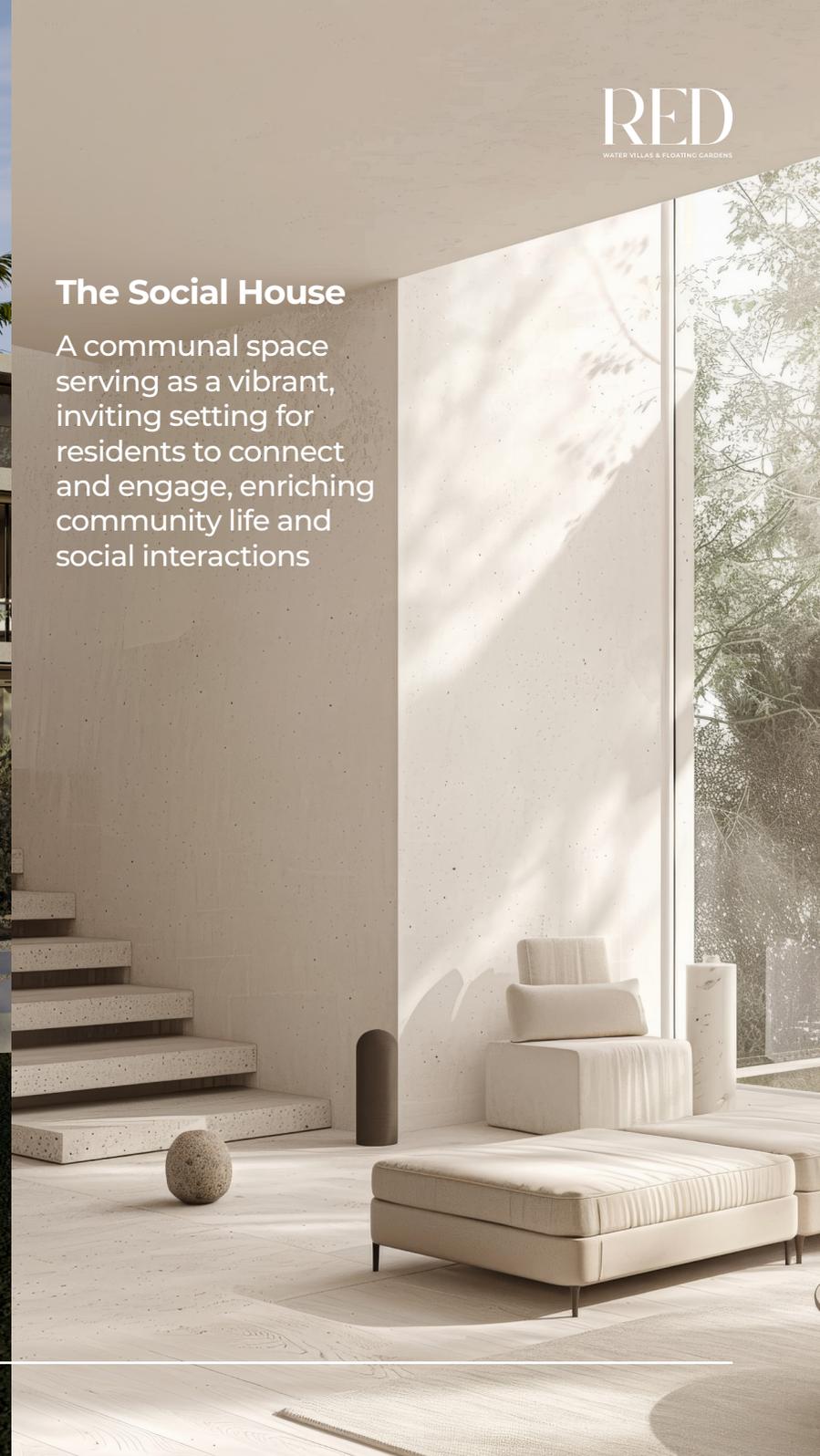


Public Lounging

Comfortable, inviting public lounging areas that encourage relaxation and casual interaction, seamlessly blending with the landscape

The Social House

A communal space serving as a vibrant, inviting setting for residents to connect and engage, enriching community life and social interactions



Coffee Culture

A contemporary coffee shop designed to become a daily hub for residents, offering a warm and inviting atmosphere for social interactions or relaxation.

Coworking Environments

Dynamic coworking spaces that cater to various work styles, designed for flexibility, collaboration and creativity, supporting residents in their professional and creative endeavors.

TECHNOLOGY

Public Wi-Fi

High-speed, reliable internet connectivity seamlessly integrated throughout the community, providing essential digital access

Community App

A digital solution designed for ease and efficiency, streamlining the process of accessing all amenities

Seamless Entrance

An efficient entrance that provides a smooth transition into the community, combining aesthetics with functionality for a welcoming experience.

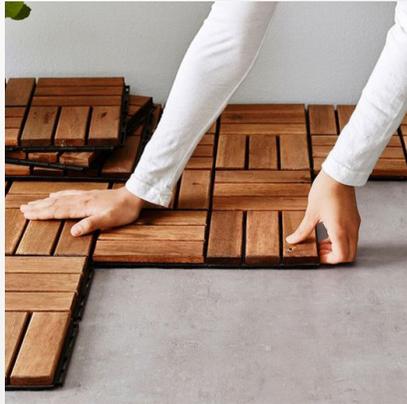








80% FLEXI-FINISHING



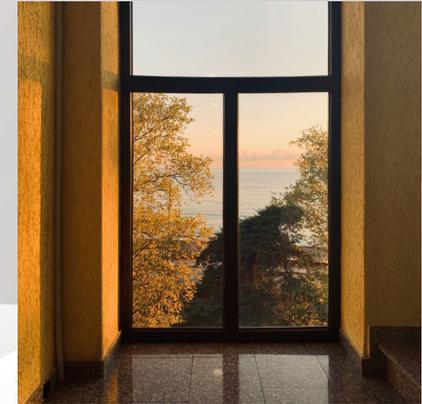
Application of mosaic tiles ready for final flooring.



Frames are ready & installed on all internal doors.



Wall plastering done. Ready to add the final coat.



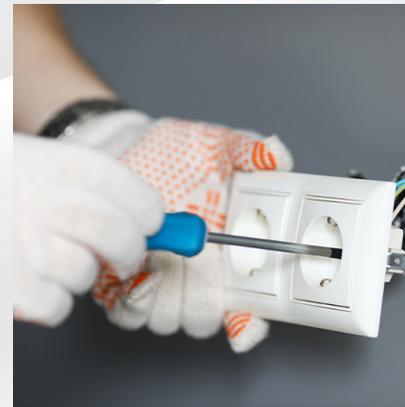
Fully installed windows.



Installed ceramic tiles for floors & walls in bathrooms & kitchens.



Piping is set. Appliances are ready to be added in all kitchens & bathrooms.

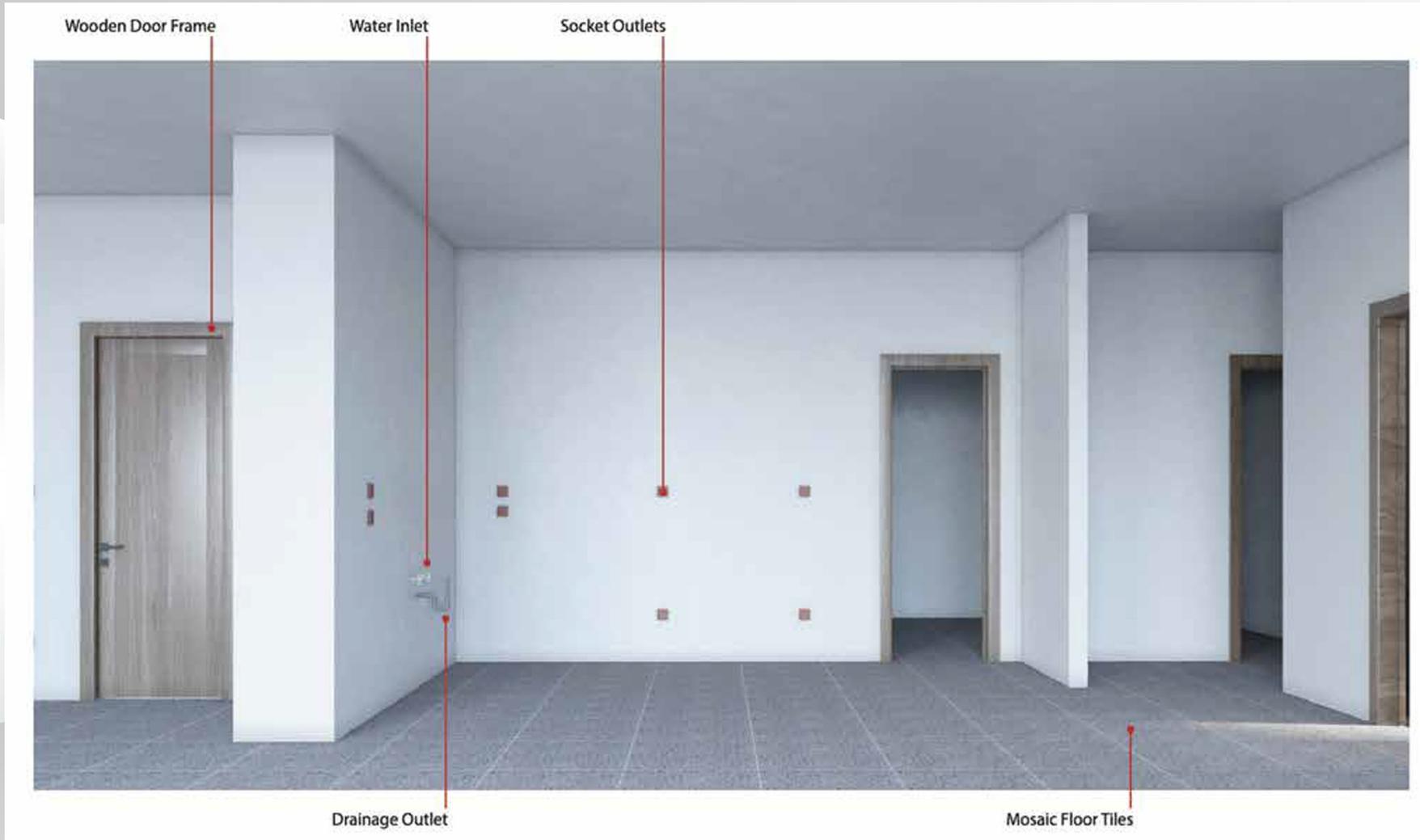


Established internal piping for all electrical supplies & units.



Fencing plants for ground floor gardens.

80% FLEXI-FINISHING







THE GRAND FLOATER

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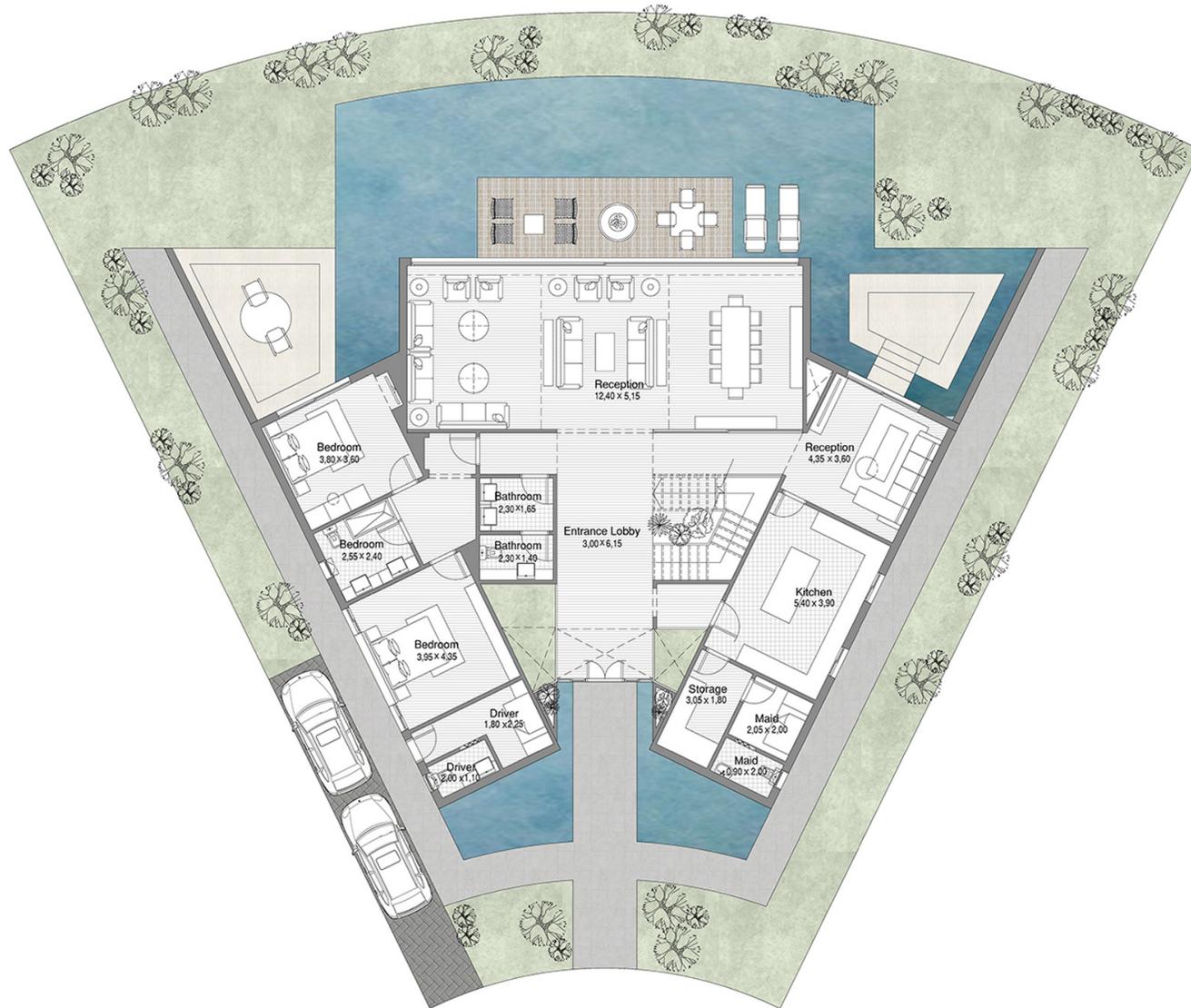
| THE GRAND FLOATER | 424 M²

RED



THE GRAND FLOATER | 424 M²

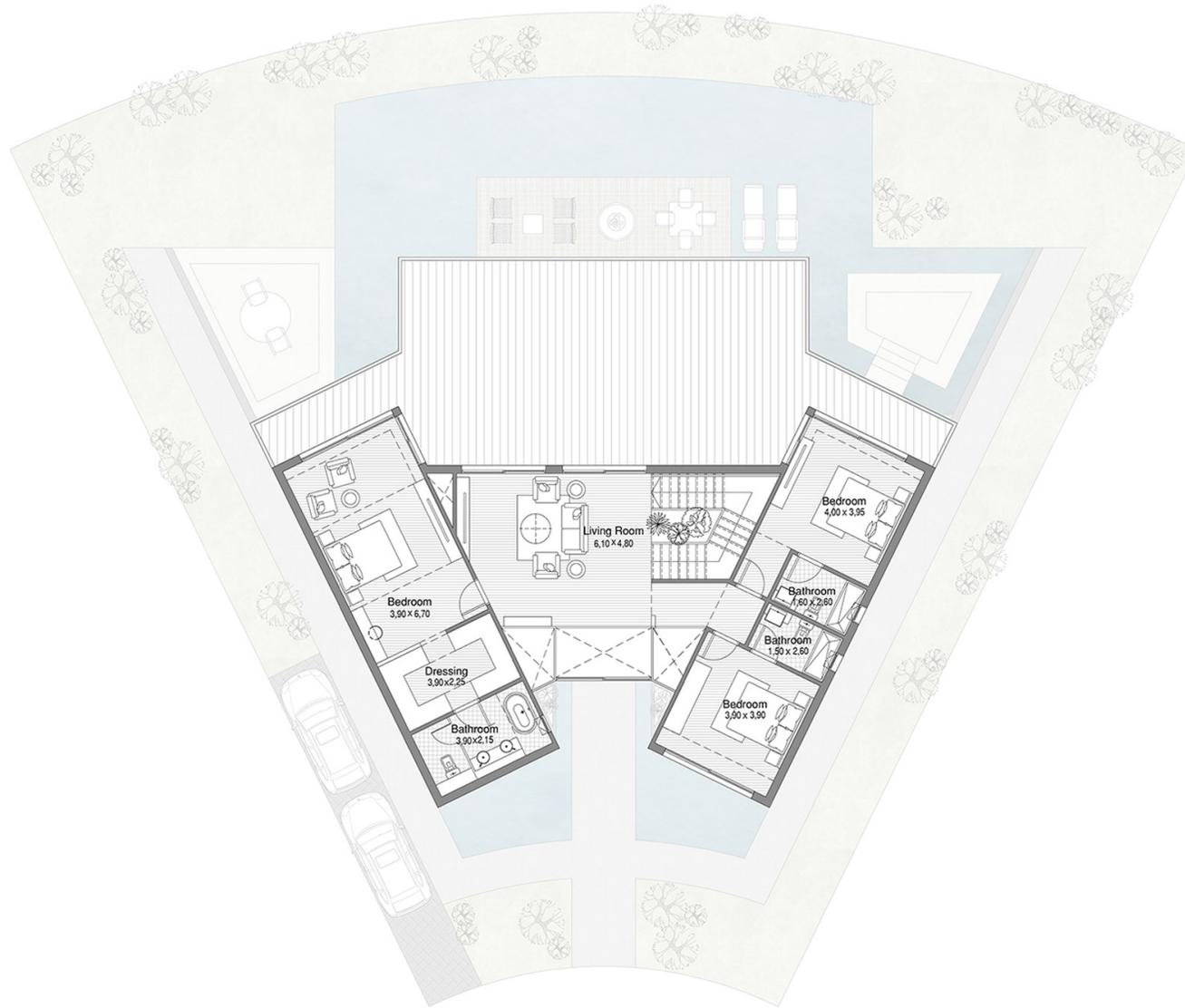




GROUND FLOOR
264 M²

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FIRST FLOOR
160 M²

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THE WATERSIDE

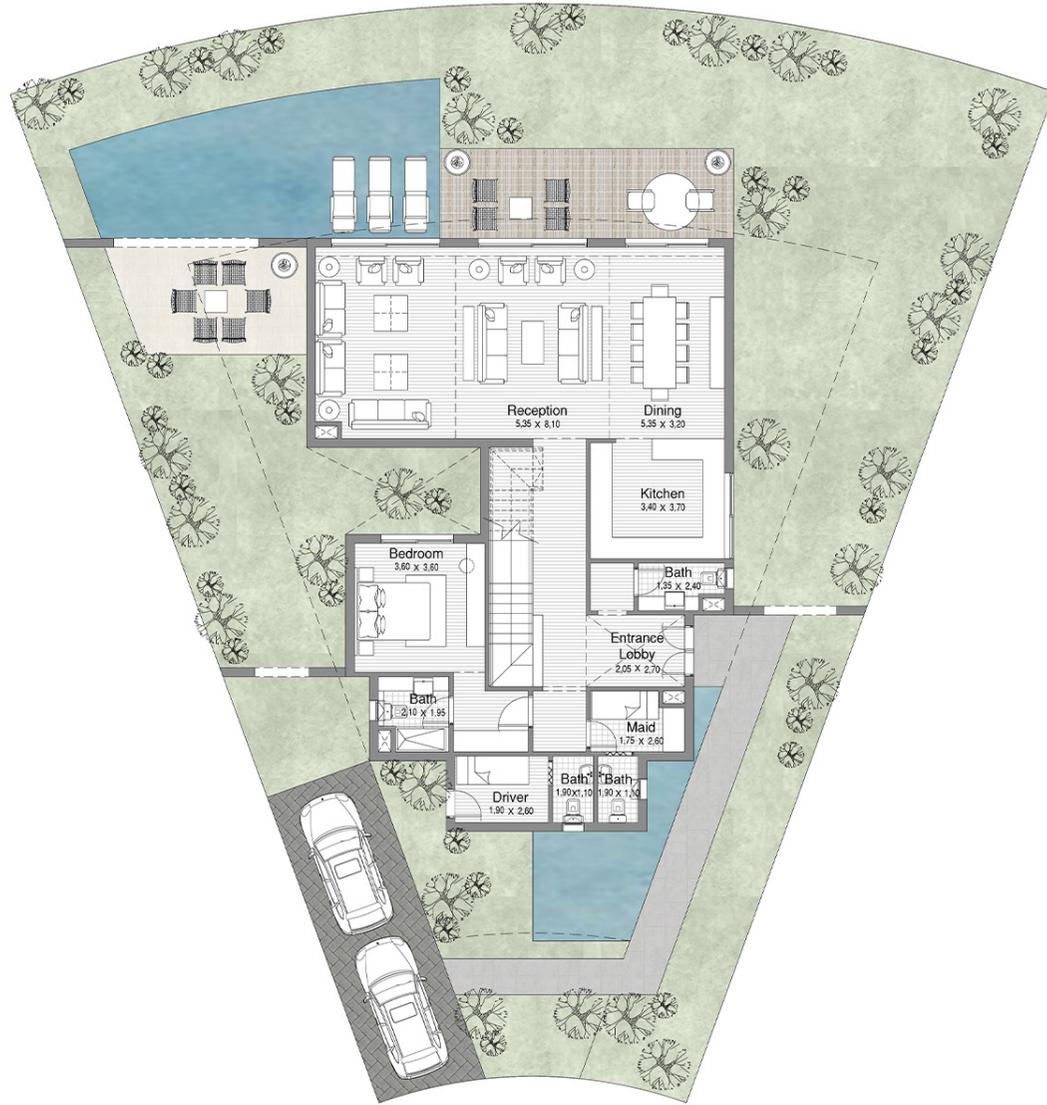
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| THE WATERSIDE | 370 M²

RED
KONSTRUKTOR

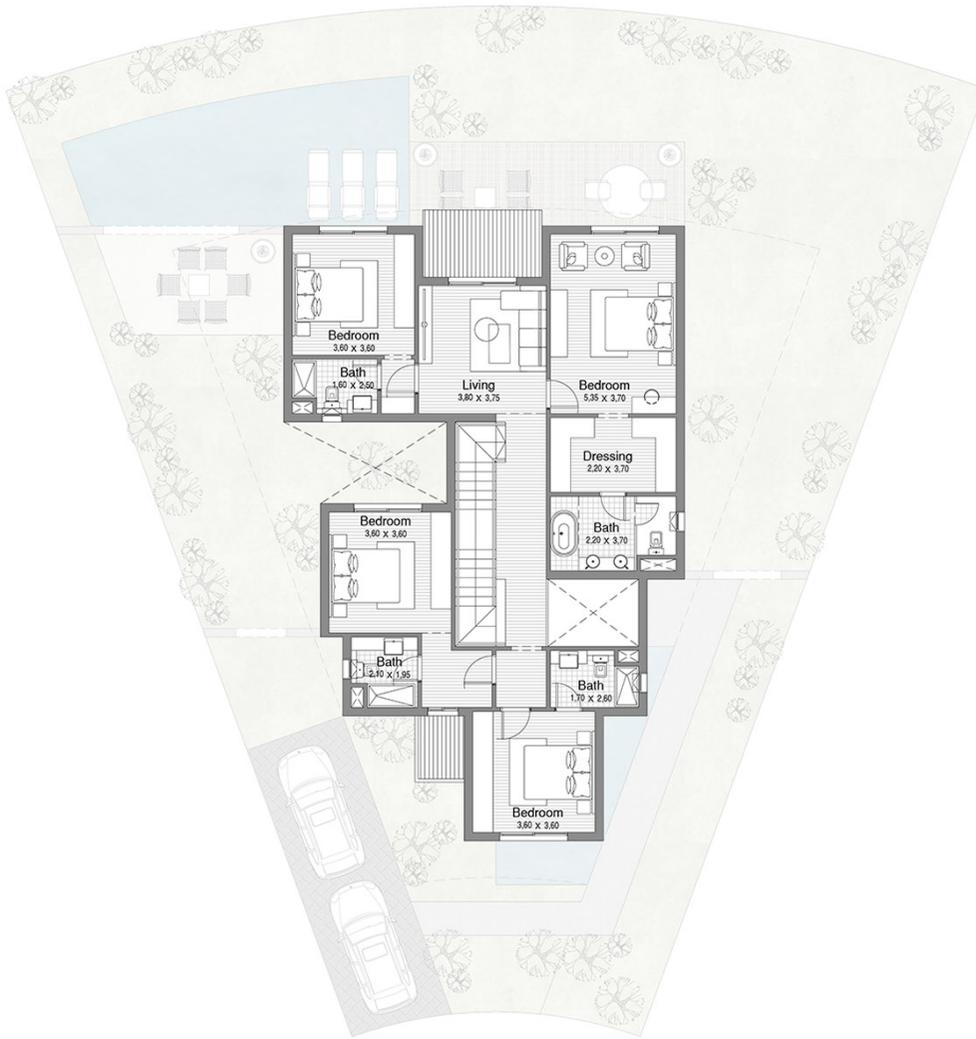




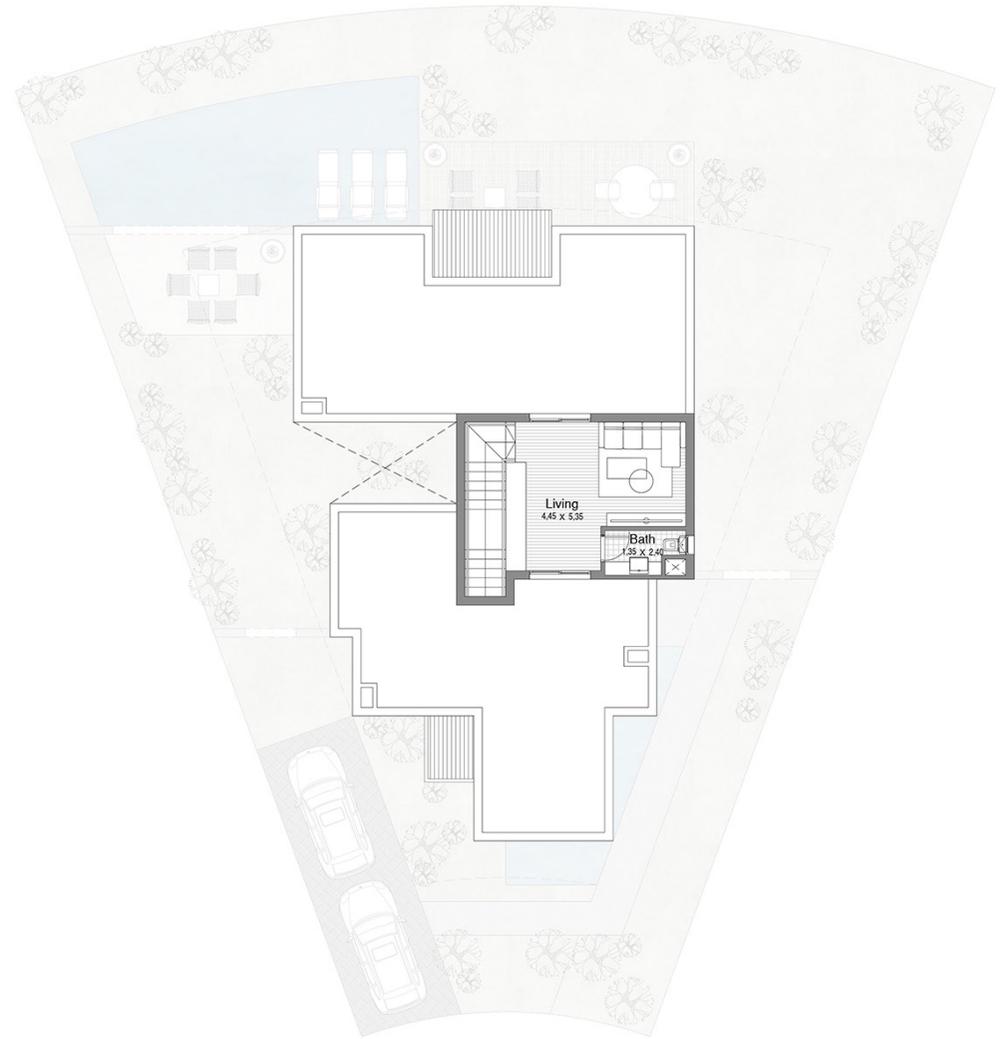
GROUND FLOOR
166 M²

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FIRST FLOOR
166 M²



ROOF
38 M²

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THE SUNLIT

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| THE SUNLIT | 314 M²

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A21



GROUND FLOOR
136 M²

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FIRST FLOOR
140 M²



ROOF
38 M²

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THE U

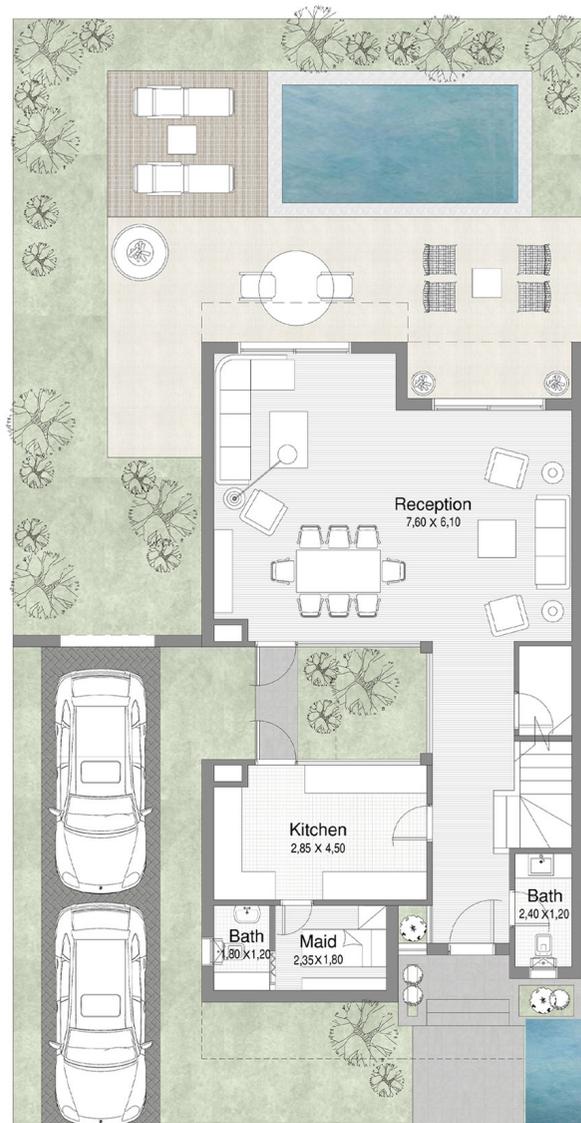
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| THE U | 263 M²

RED
WATER VILLAS & FLOATING GARDENS

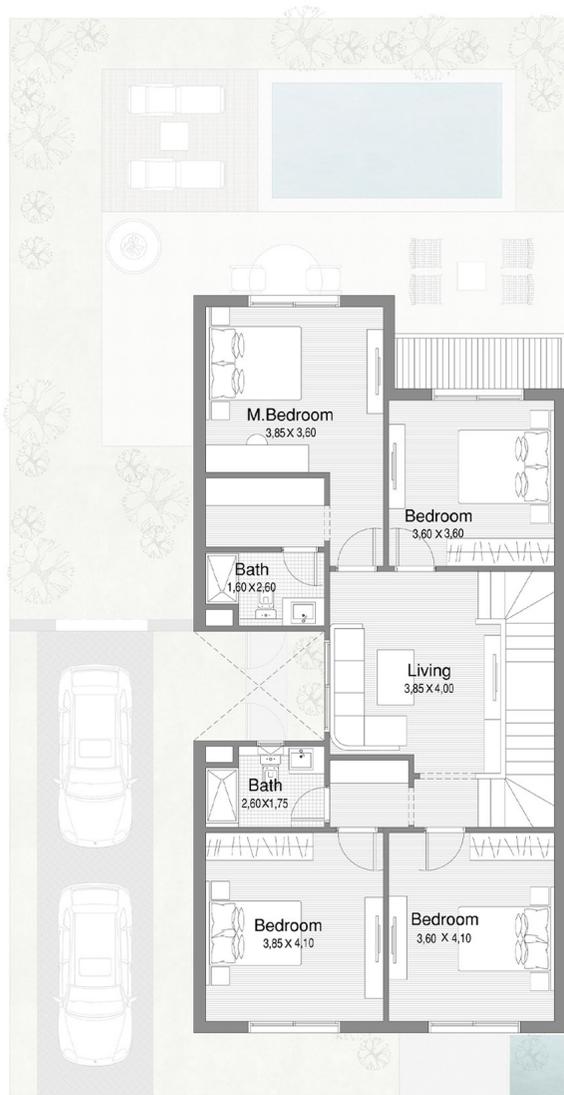




GROUND FLOOR
100 M²

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FIRST FLOOR
126 M²



ROOF
37 M²

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THE TWIN

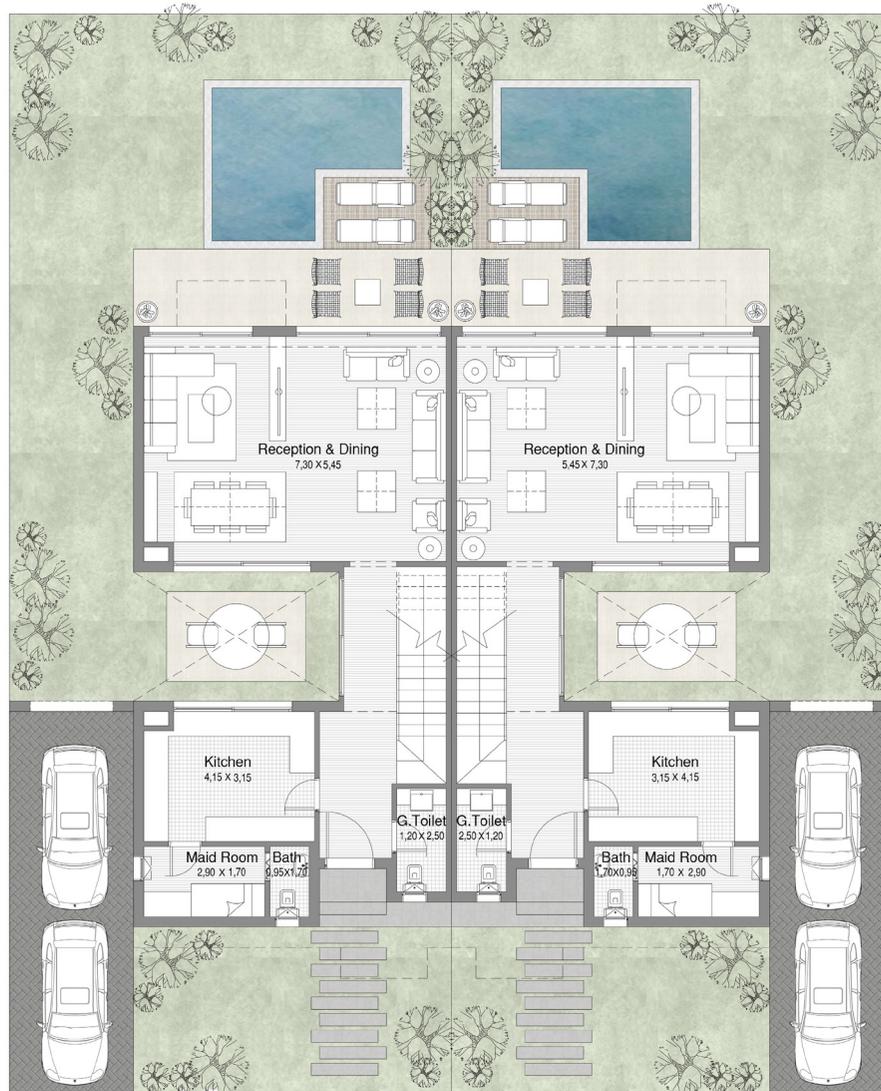
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| THE TWIN | 255 M²

RED
WATER VILLAS & FLOATING GARDENS

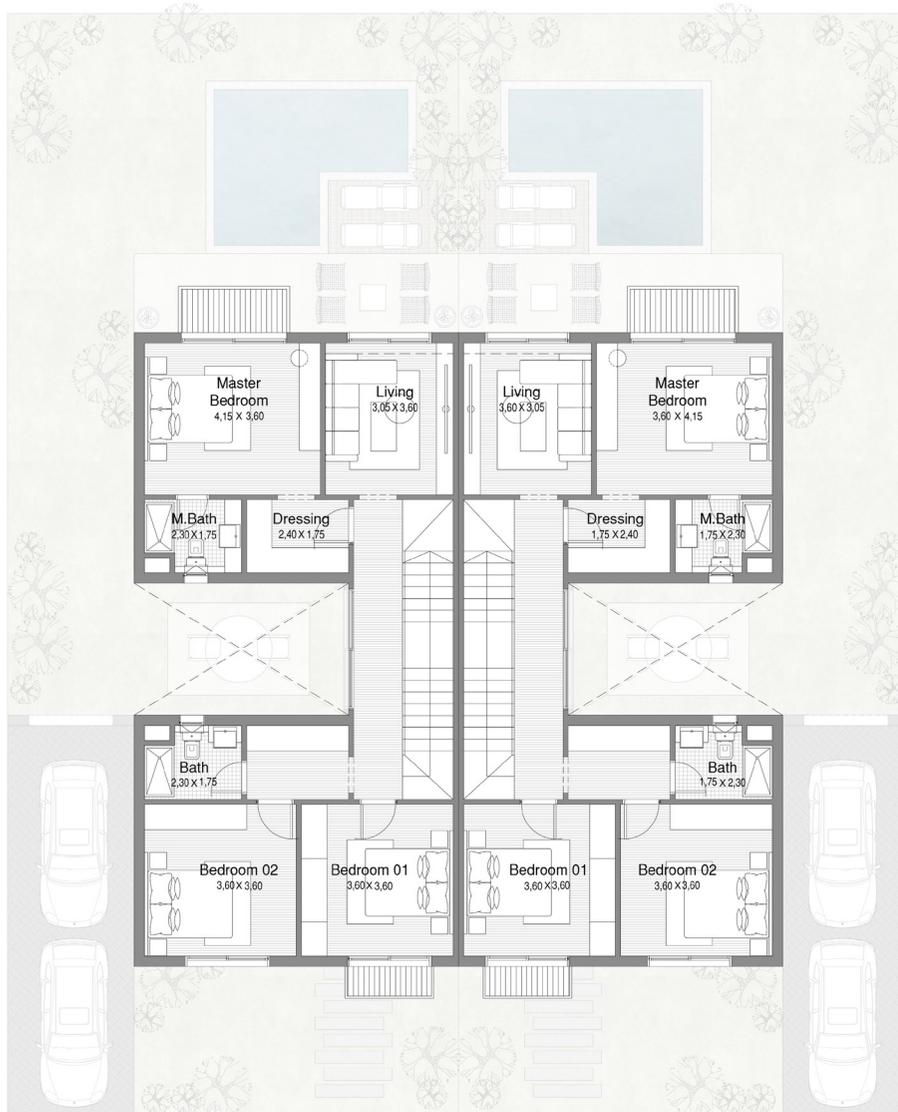




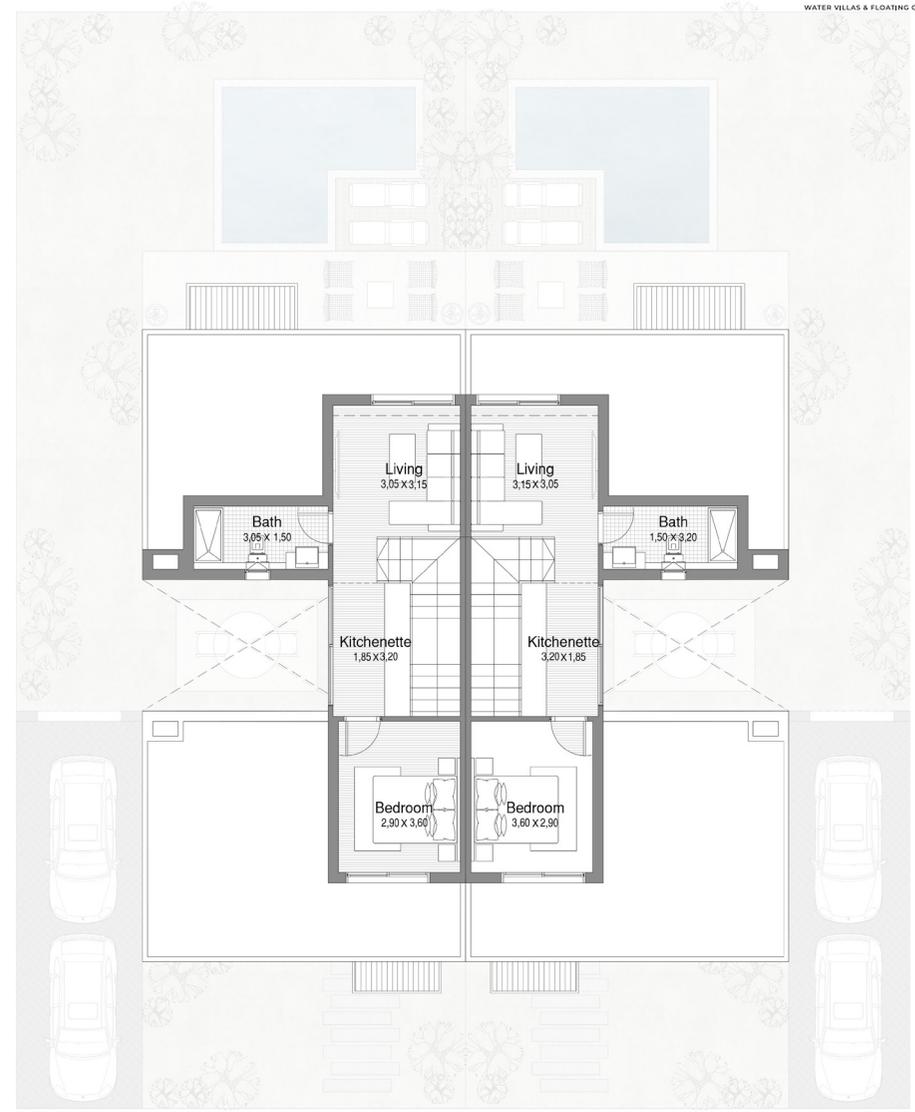
GROUND FLOOR
97 M²

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FIRST FLOOR
110 M²



ROOF
48 M²

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■ THE GRAND COURT

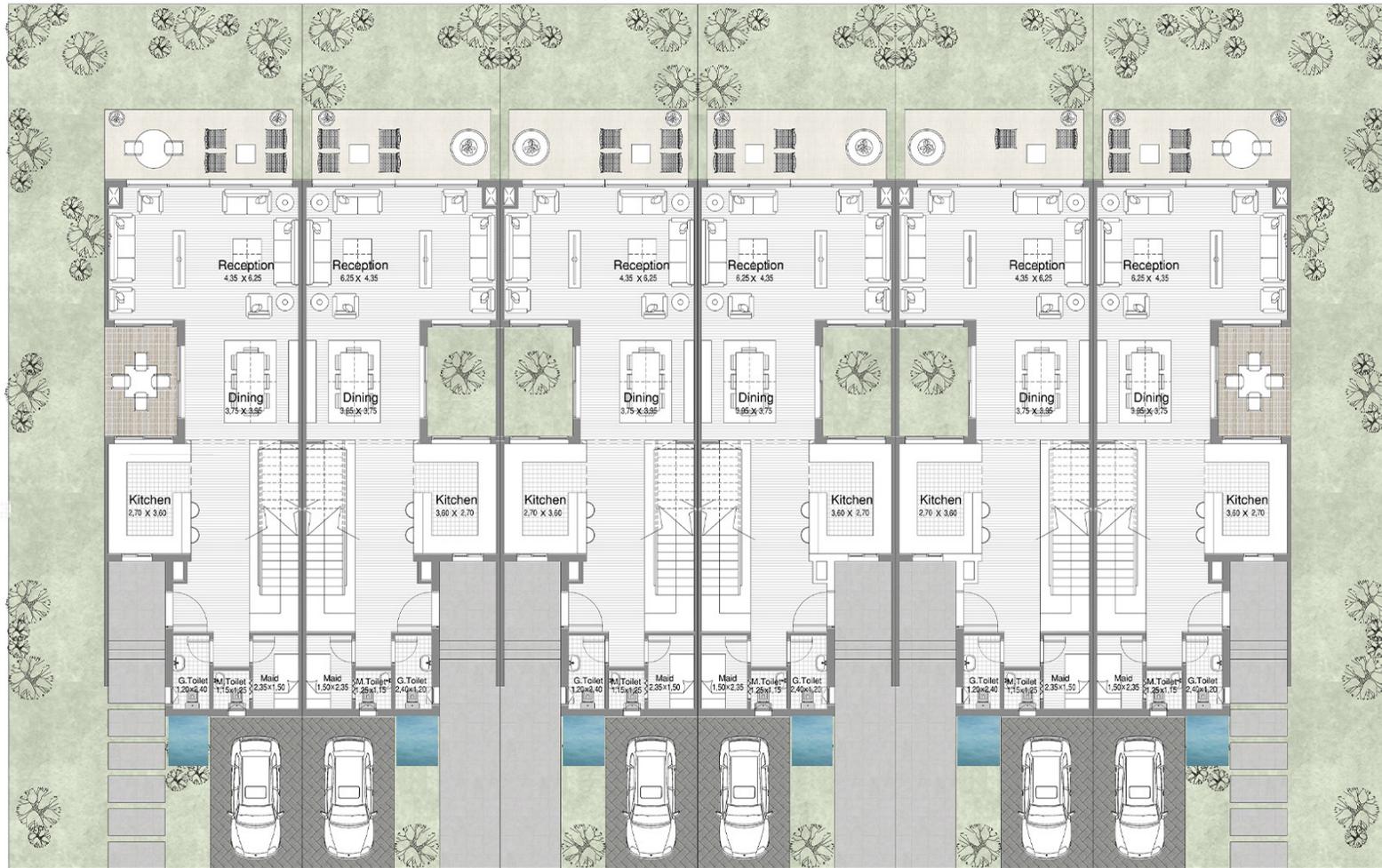
RED
WATER VILLAS & FLOATING CARRIAGES



| THE GRAND COURT | 253 M²

RED
WATER VILLAS & FLOATING GARDENS

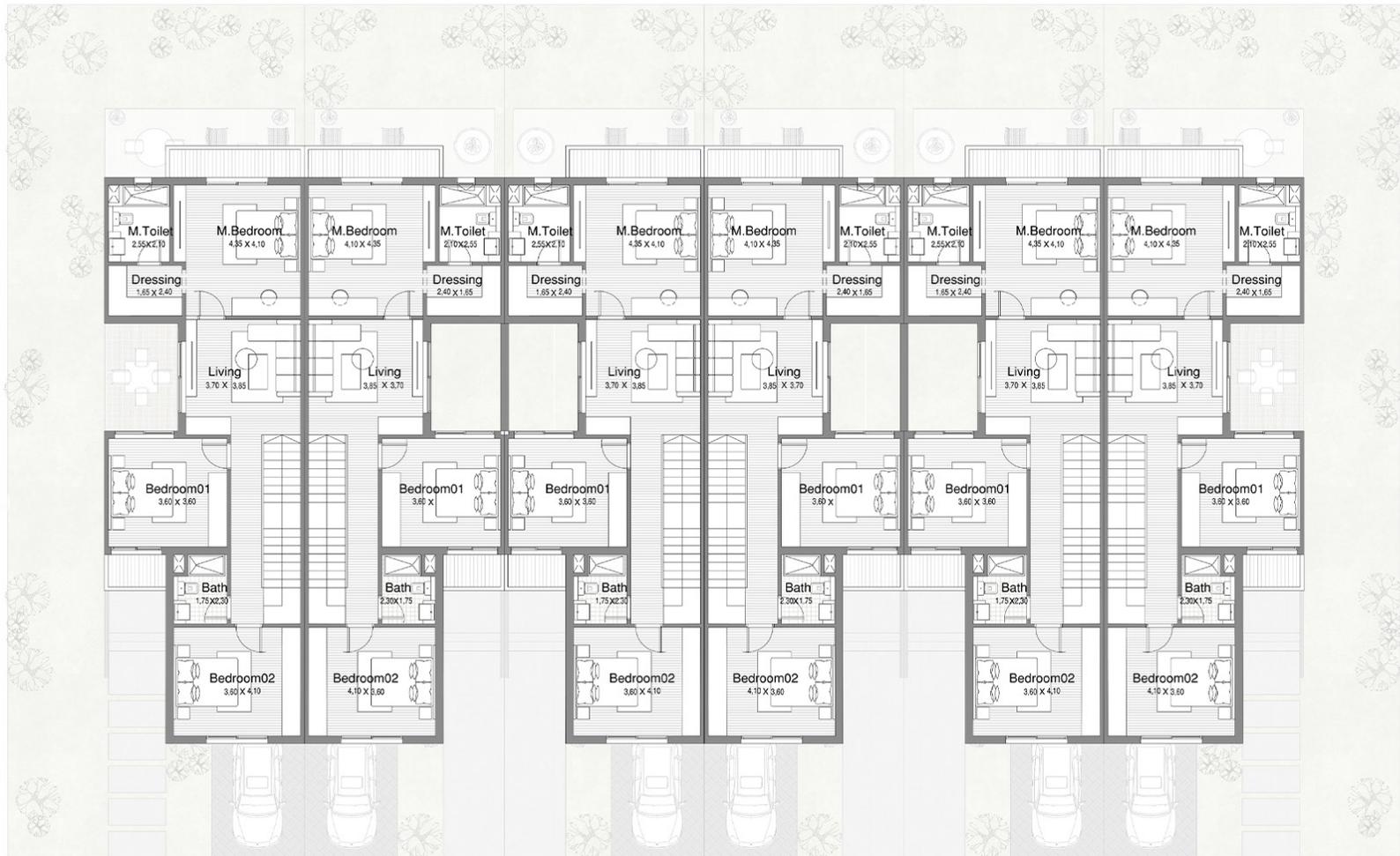




GROUND FLOOR
100 M²

Disclaimer

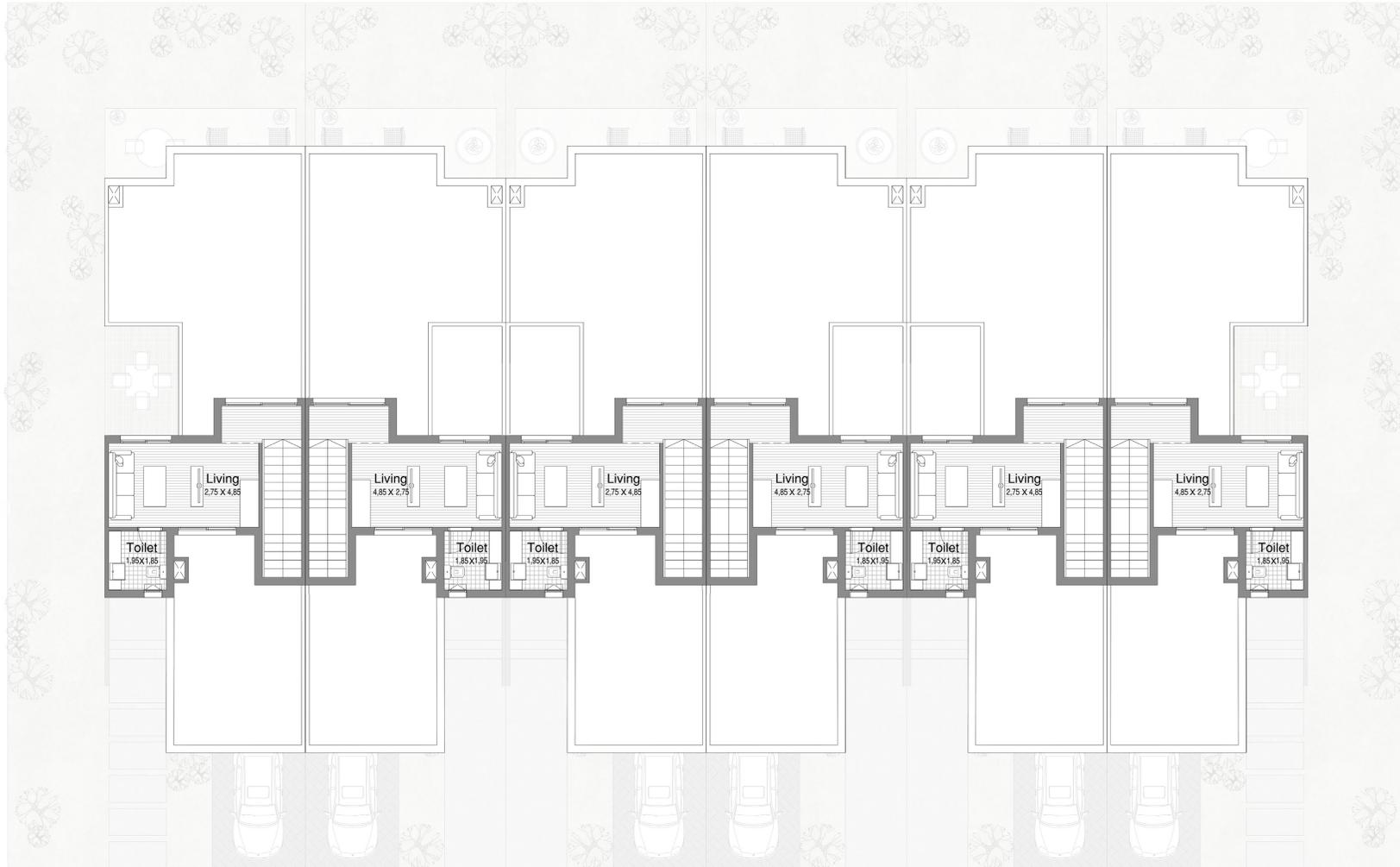
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FIRST FLOOR
113 M²

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ROOF
40 M²

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RED

WATER VILLAS & FLOATING GARDENS



THE COURT

RED
WATER VILLAS & FLOATING GARDENS



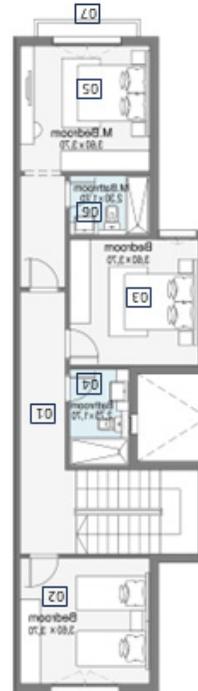
| THE COURT | 201 M²

RED
WATER VILLAS & FLOATING GARDENS

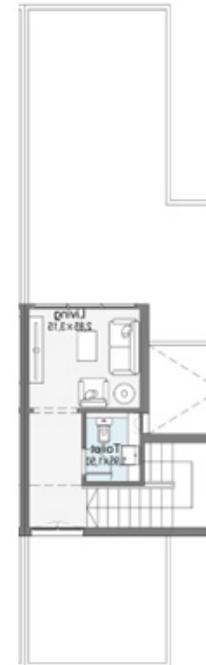




GROUND FLOOR
79 M²



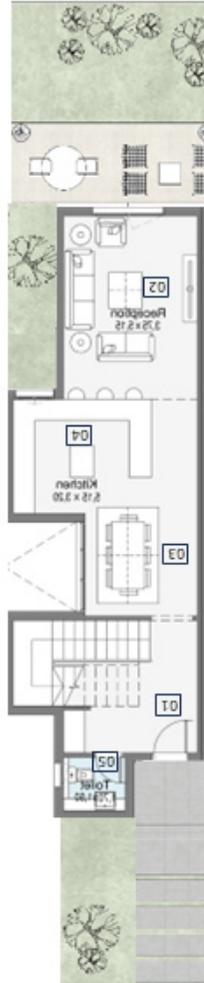
FIRST FLOOR
91 M²



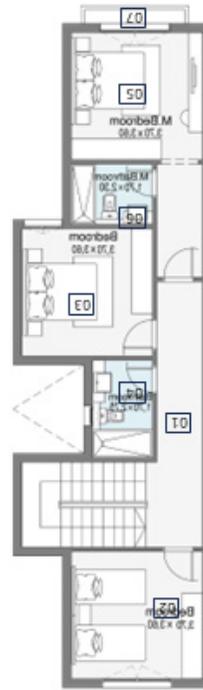
ROOF
31 M²

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GROUND FLOOR
79 M²



FIRST FLOOR
91 M²



ROOF
31 M²

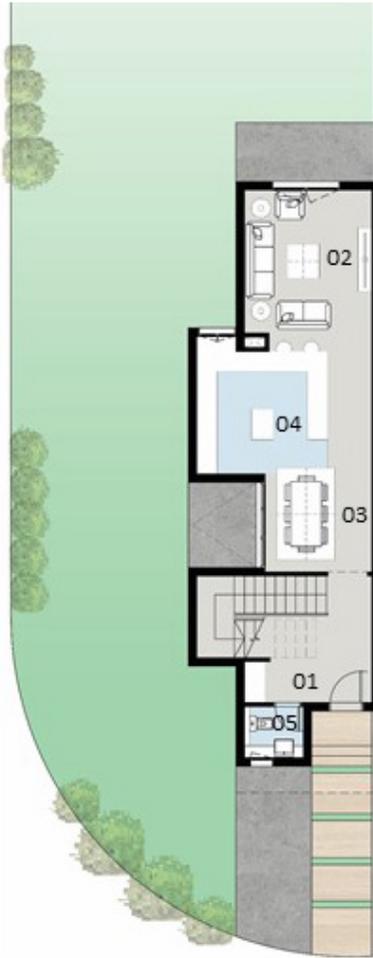
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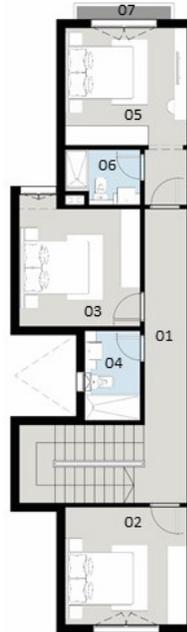
THE COURT PLUS

RED
WATER VILLAS & FLOATING GARDENS

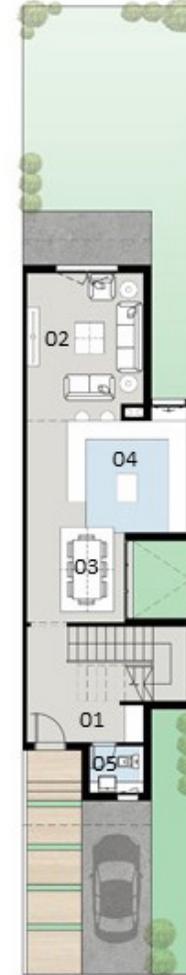




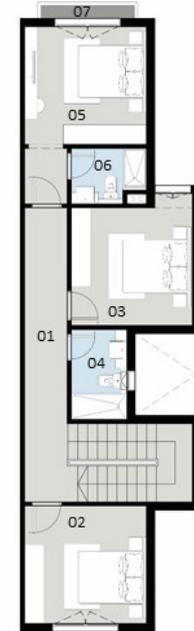
GROUND FLOOR
79 M²



FIRST FLOOR
91 M²



GROUND FLOOR
79 M²



FIRST FLOOR
91 M²

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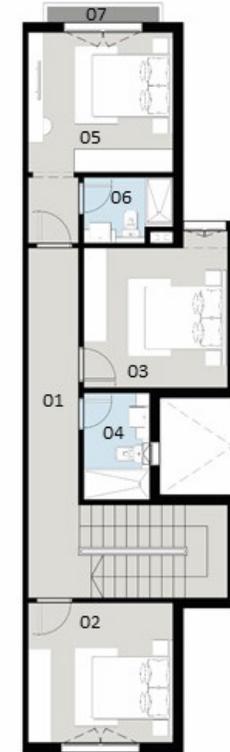
GROUND FLOOR
72.4 M²



FIRST FLOOR
74.3 M²



GROUND FLOOR
79 M²



FIRST FLOOR
91 M²

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APARTMENTS

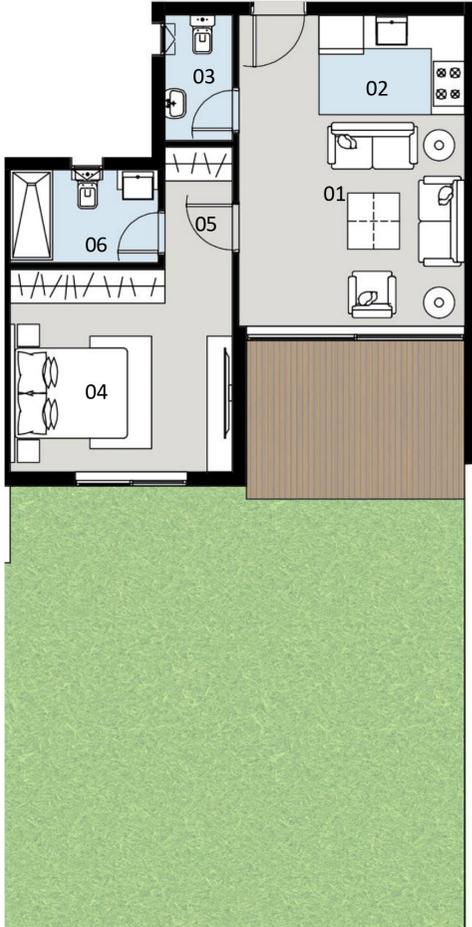


BUILDING 10

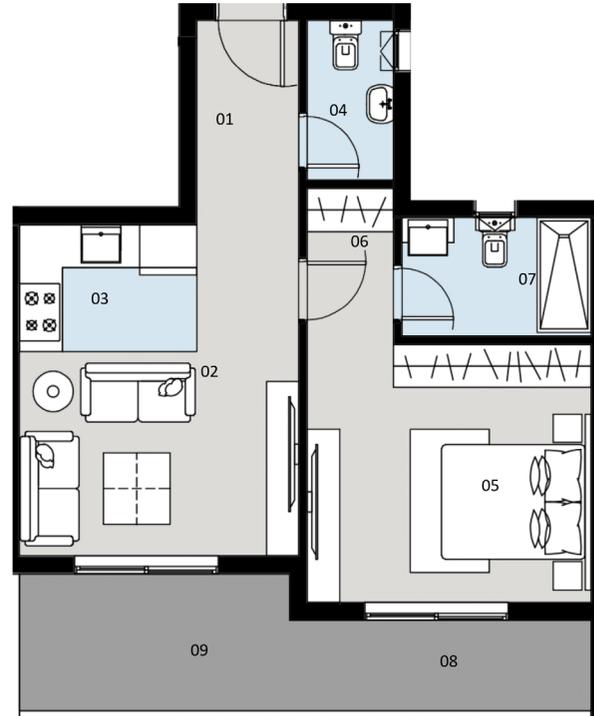
| APARTMENTS | 69 M² - 295 M²

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GROSS AREA 69 M²
GARDEN AREA 75 M²



GROSS AREA 87 M²
TERRACE AREA 14 M²



GROSS AREA 122 M²
GARDEN AREA 147 M²



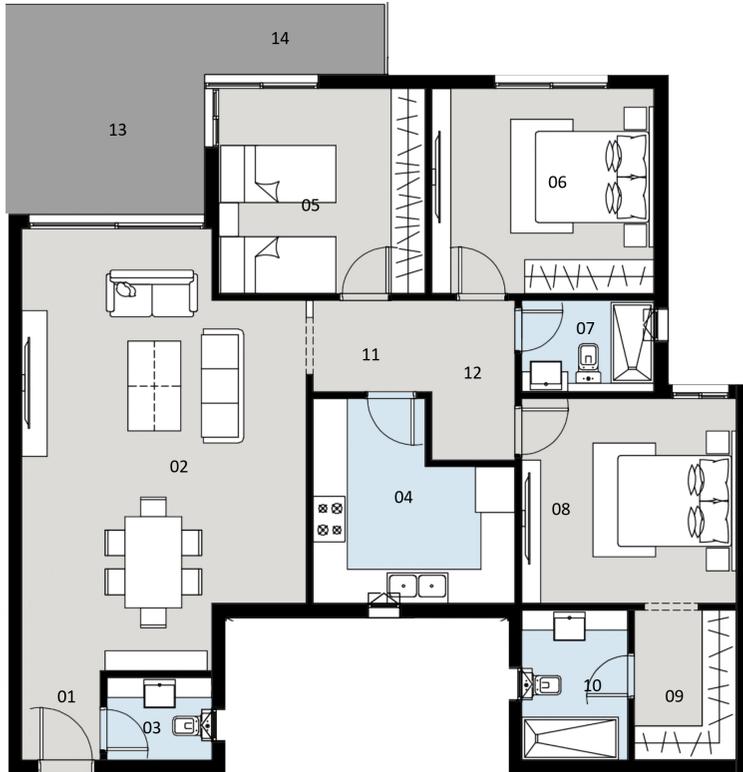
GROSS AREA 127 M²
TERRACE AREA 11 M²



GROSS AREA 145 M²
GARDEN AREA 64 M²



GROSS AREA 169 M²
GARDEN AREA 80 M²

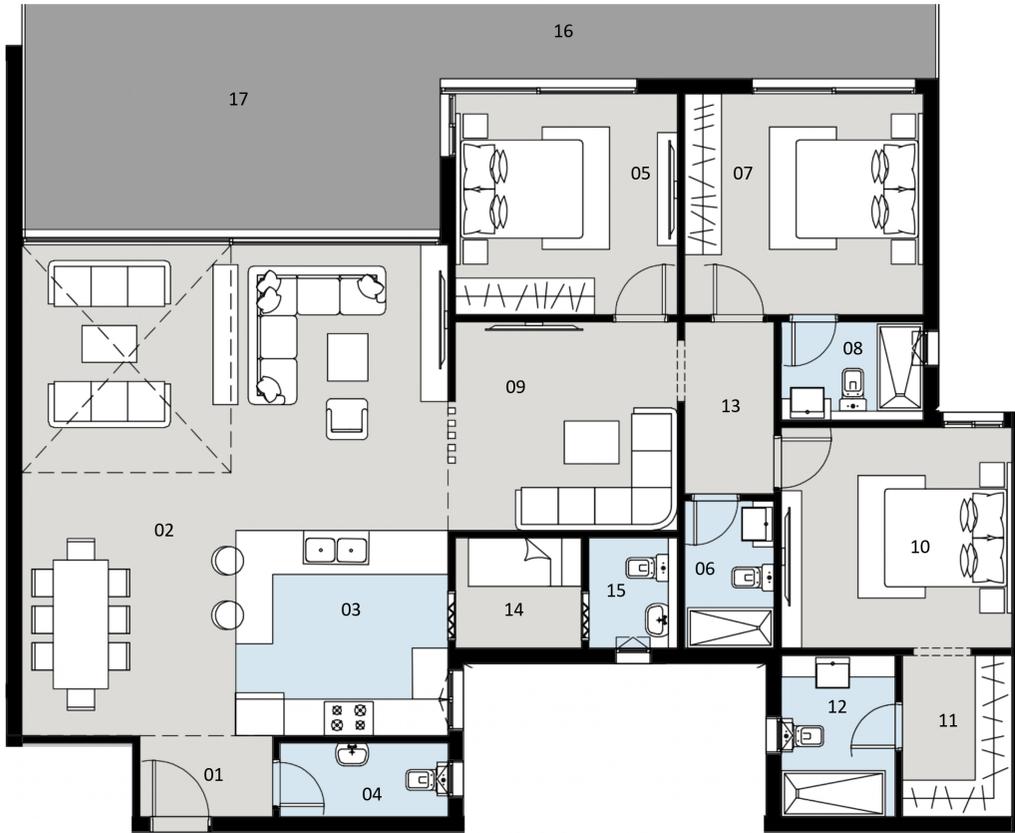


GROSS AREA 183 M²
TERRACE AREA 17 M²



GROSS AREA 213 M²
TERRACE AREA 38 M²

THREE BEDROOM | 145 M² - 265 M²



GROSS AREA 265 M²
TERRACE AREA 36 M²





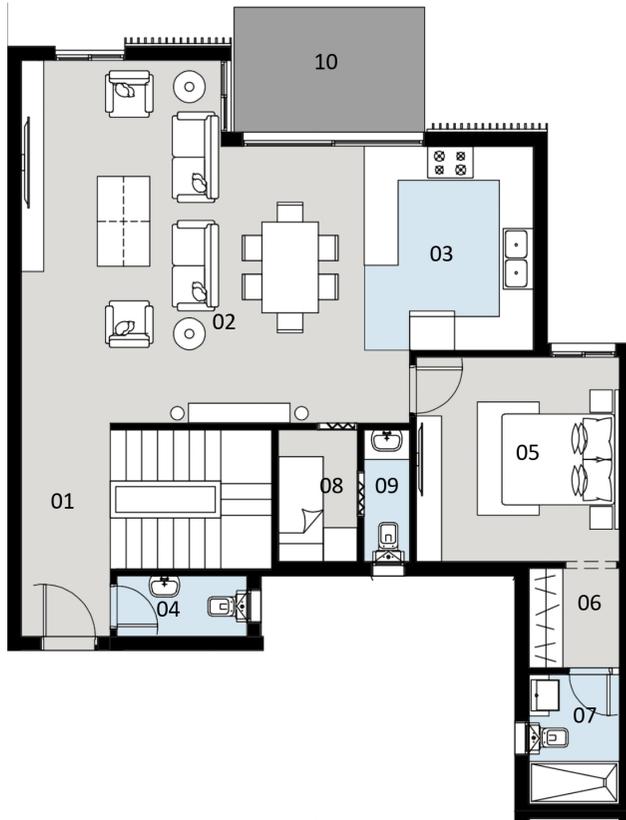
BUILDING 10



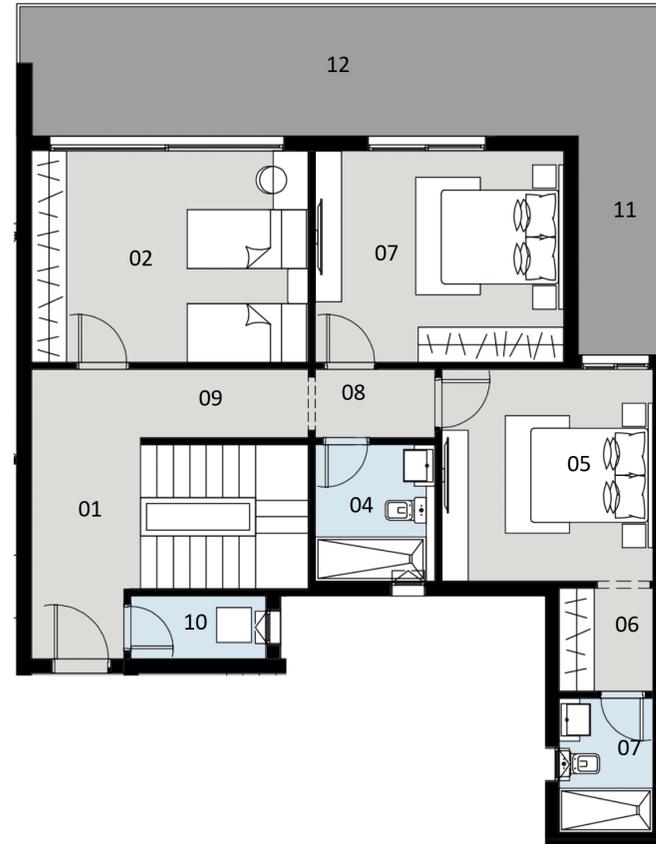
GROUND FLOOR 79 M²
GARDEN AREA 124 M²



FIRST FLOOR 91.1 M²



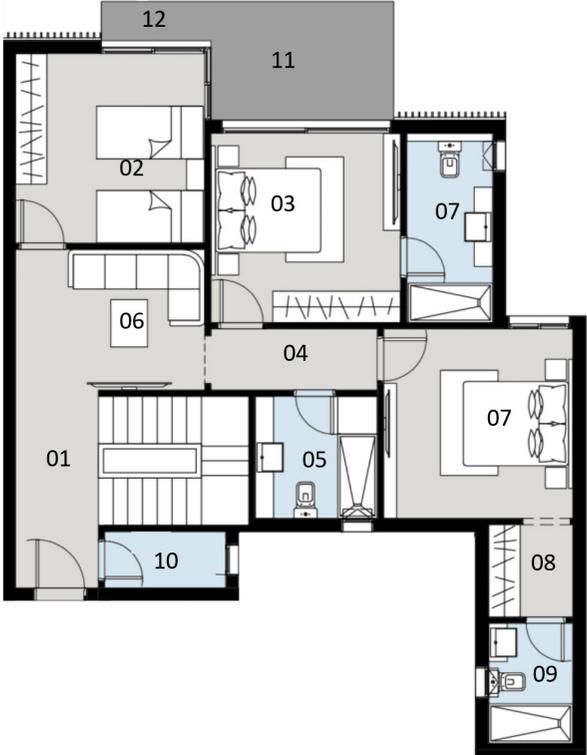
FIRST FLOOR 137 M²



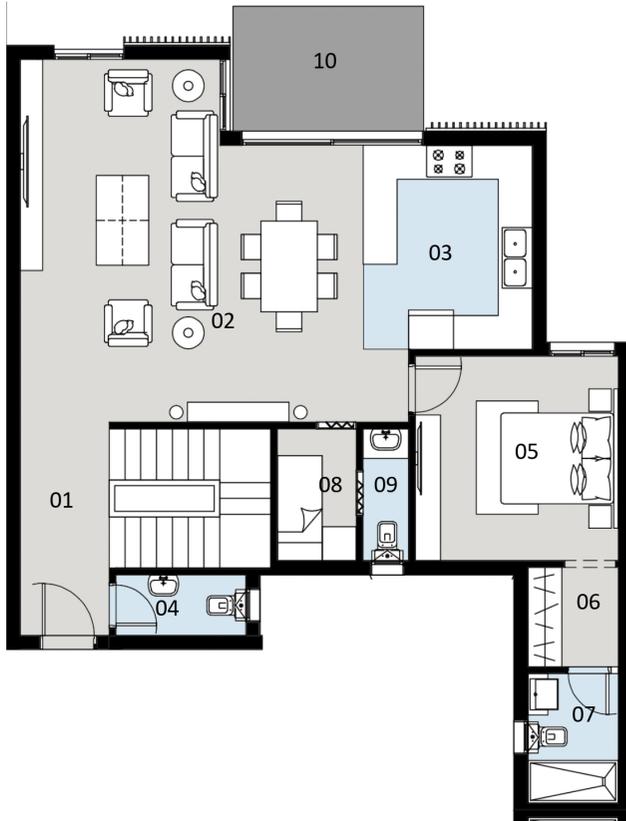
SECOND FLOOR 158 M²



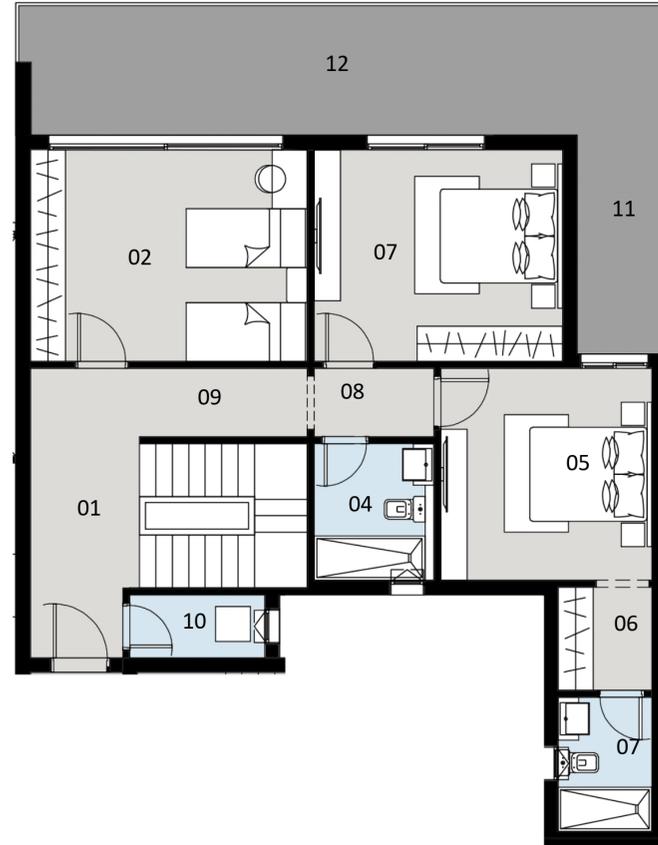
GROUND FLOOR 79 M²
GARDEN AREA 124 M²



FIRST FLOOR 91.1 M²

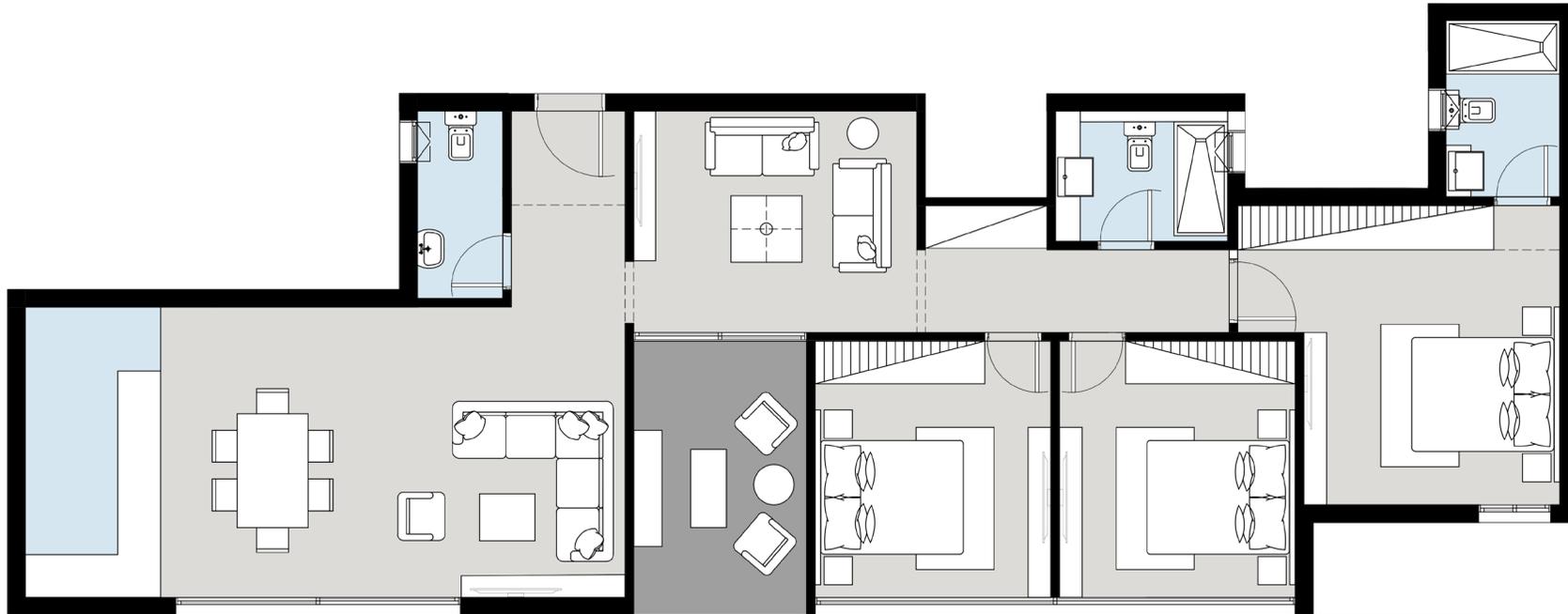


FIRST FLOOR 137 M²



SECOND FLOOR 158 M²



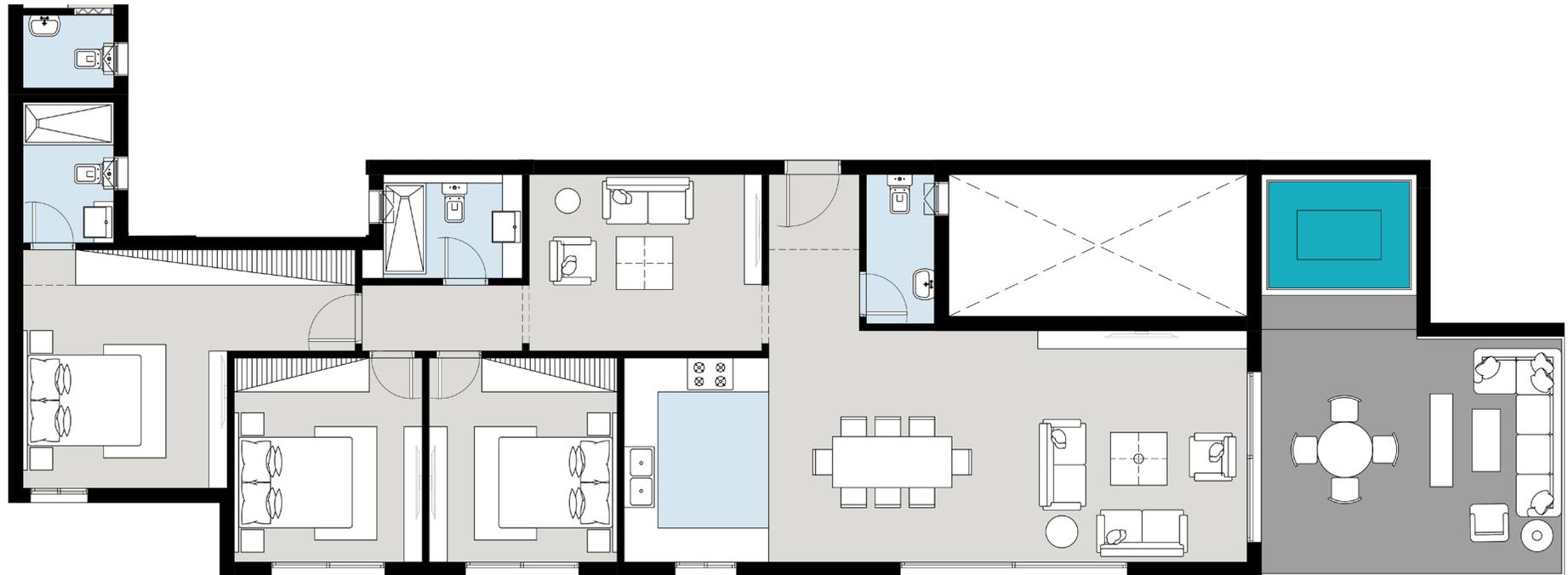


GROSS AREA 163 M²
OUTDOOR AREA 10 M²

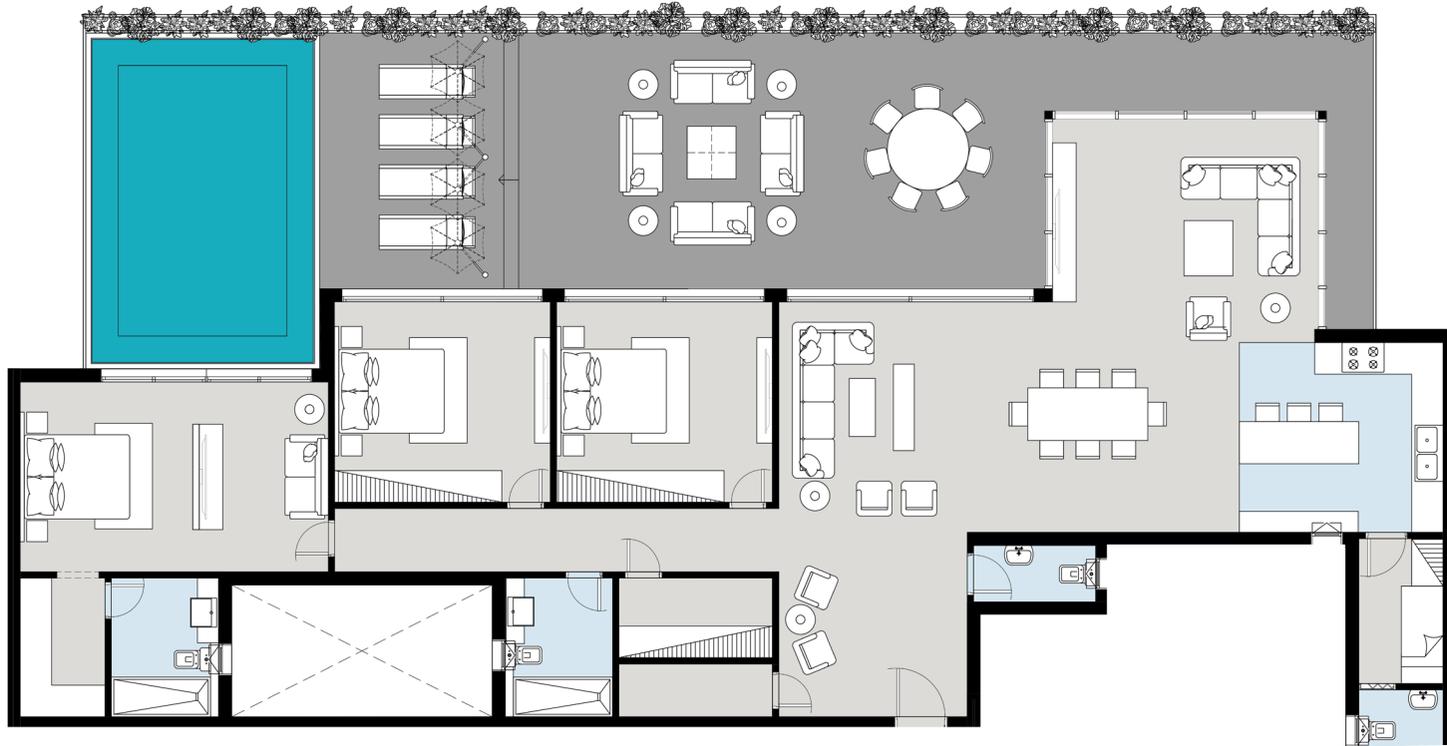
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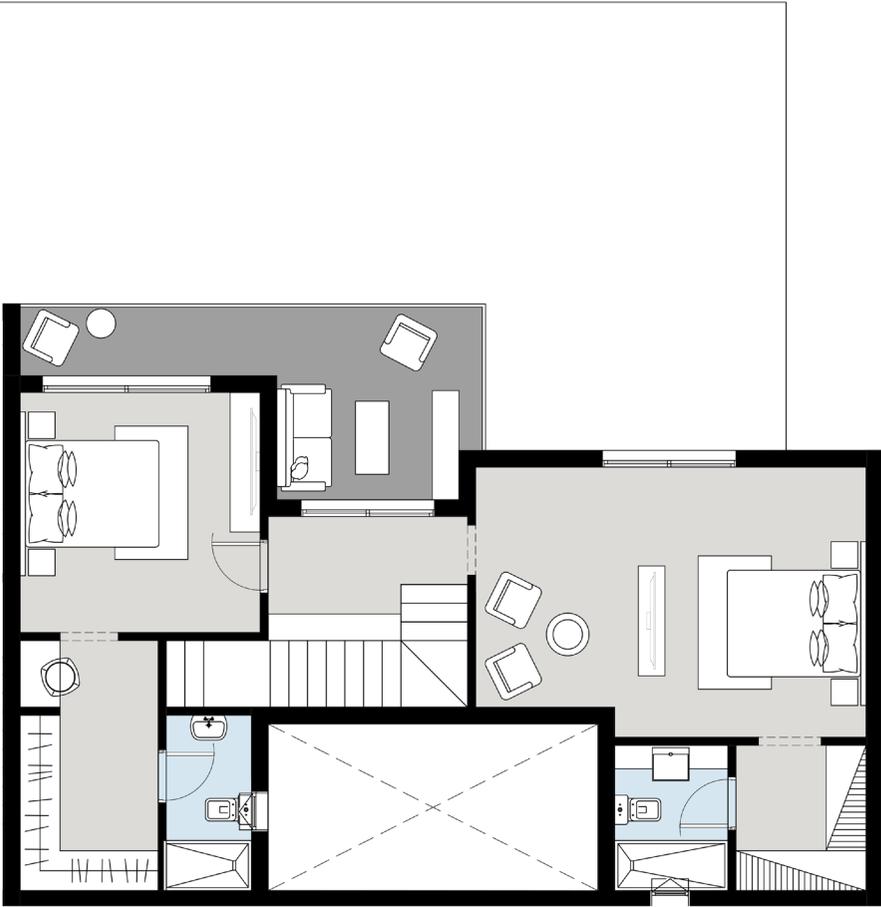
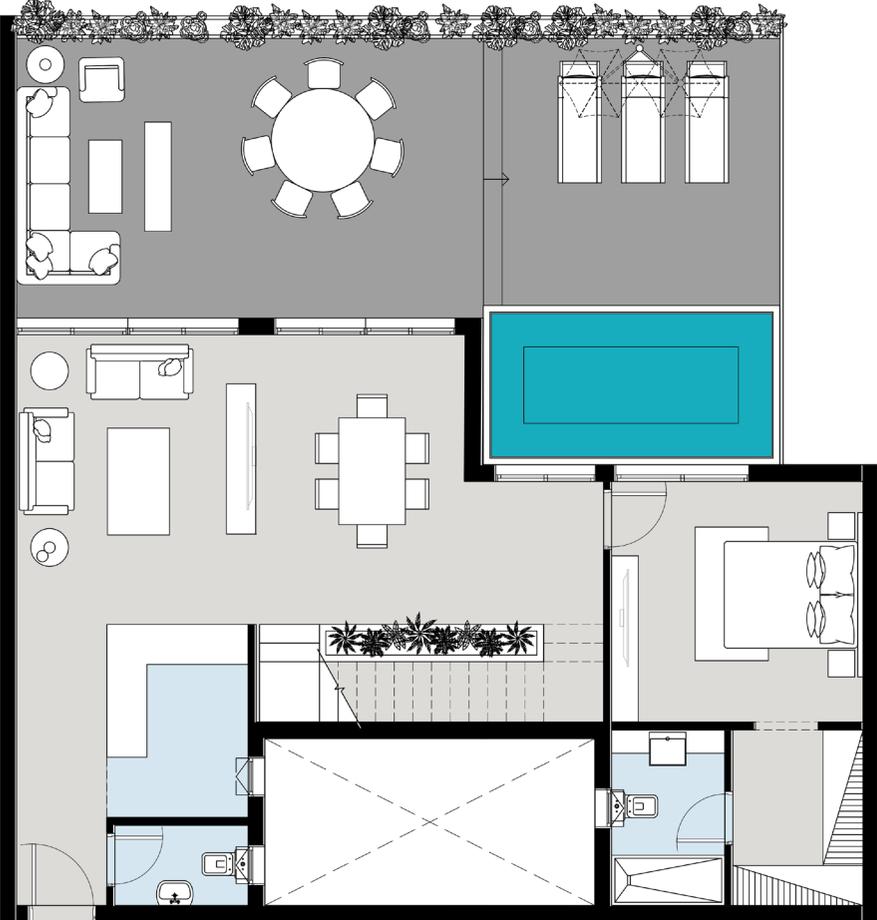


GROSS AREA 174 M²
OUTDOOR AREA 31 M²



GROSS AREA 255 M²
OUTDOOR AREA 118 M²



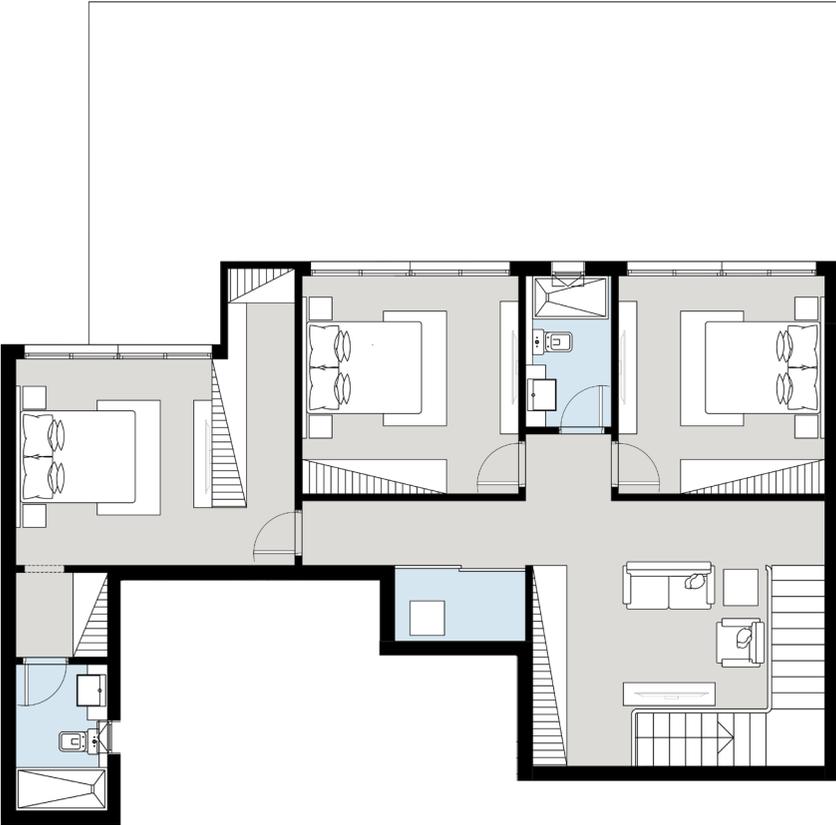


GROSS AREA 212 M²
OUTDOOR AREA 76 M²

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GROSS AREA 265 M²
OUTDOOR AREA 62 M²







OUR PROJECTS

THE
CURVE
NEW CAPITAL





The Terraces

Elevated Offices. Panoramic Retail.

Disclaimer

Cornerstone Development reserves the right to make minor alterations.

All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.

All landscaping visuals are for illustrative purposes only and are not included in the property.



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