



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.





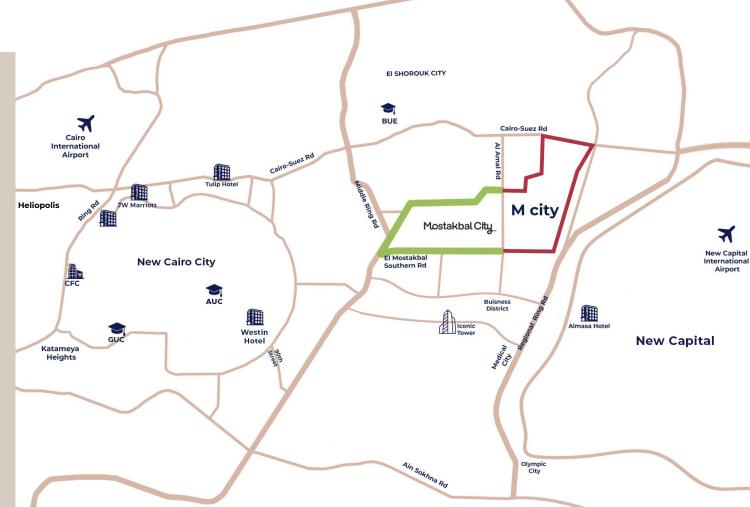
#### **LOCATION**

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

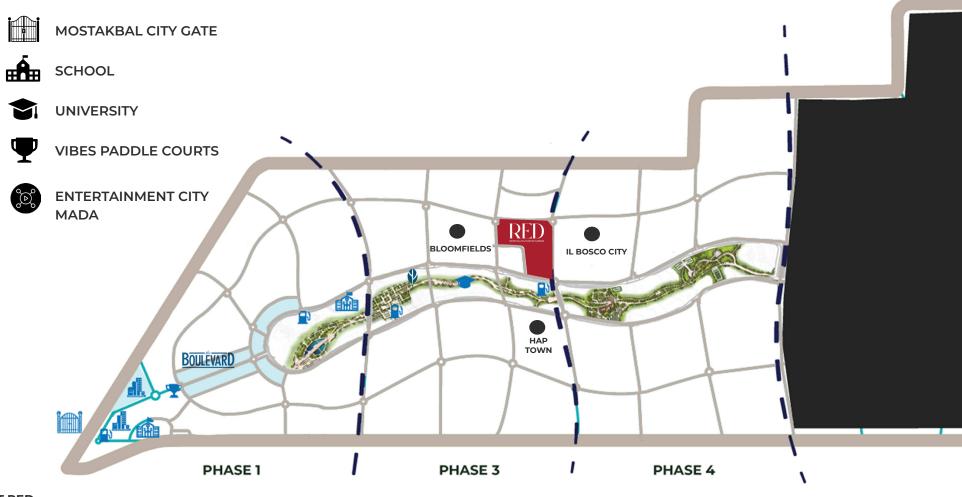
  New Capital
- 45 mins to Al Ein El Sokhna





#### **LOCATION**

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.



WELCOME TO

WATER VILLAS & FLOATING GARDENS

### **MASTERPLAN**

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



# 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.









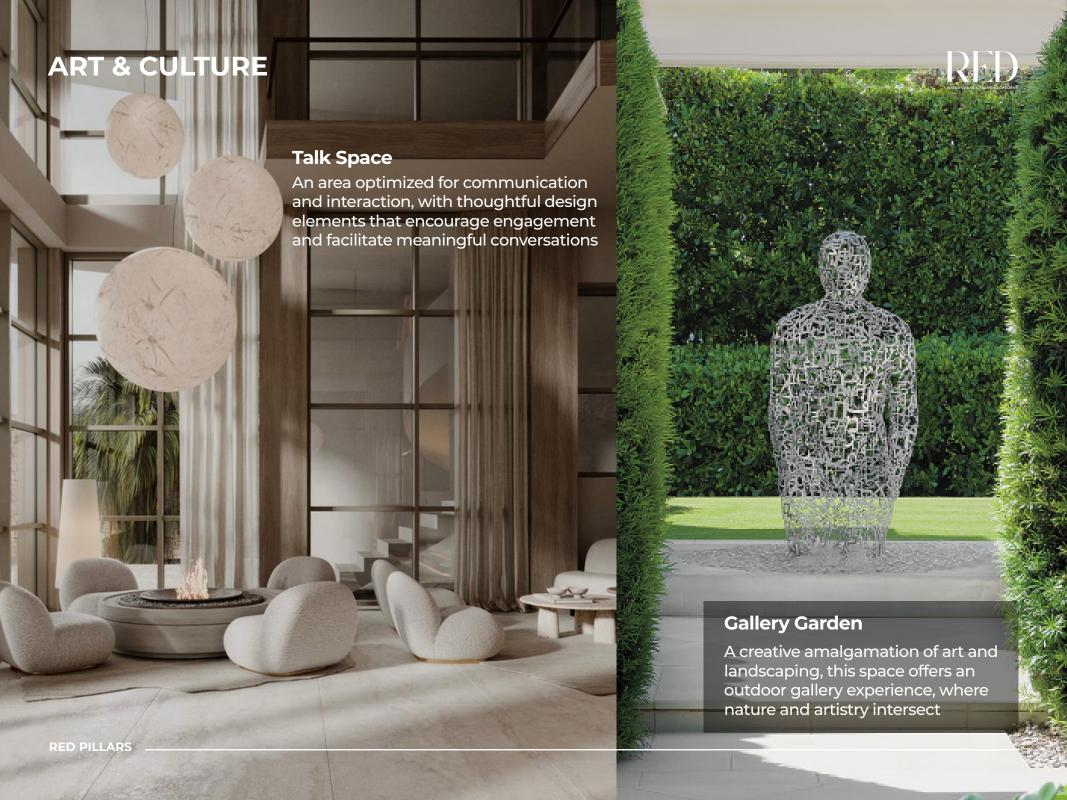














# COMMUNITY **Coffee Culture** A contemporary coffee shop designed to become a daily hub for residents, offering a warm and inviting atmosphere for social interactions or relaxation. **Coworking Environments** Dynamic coworking spaces that cater to various work styles, designed for flexibility, collaboration and creativity, supporting residents in their professional and creative endeavors. **RED PILLARS**



**Seamless Entrance** 

**RED PILLARS** 

An efficient entrance that provides a smooth

with functionality for a welcoming experience.

transition into the community, combining aesthetics



#### **Community App**

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













#### 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.



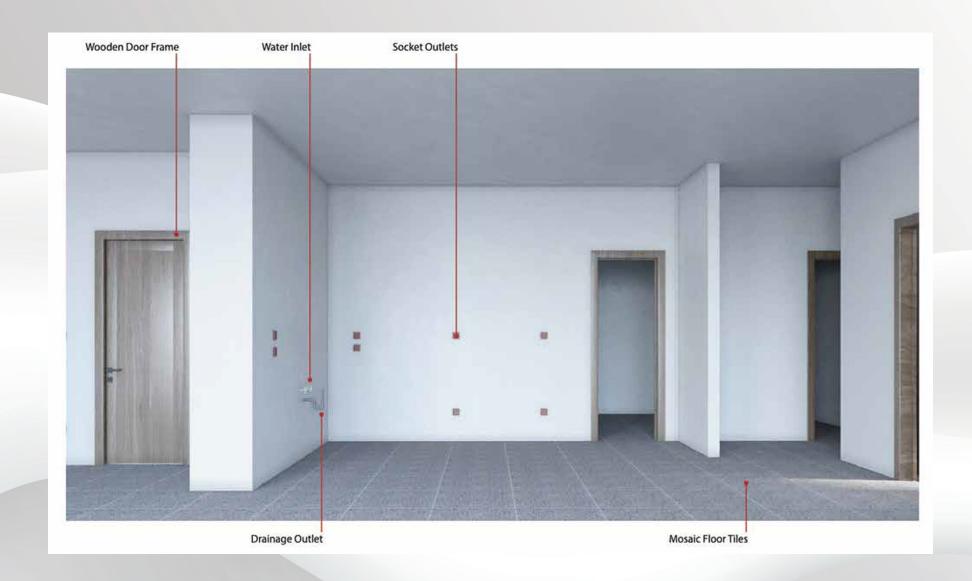
Established internal piping for all electrical supplies & units.



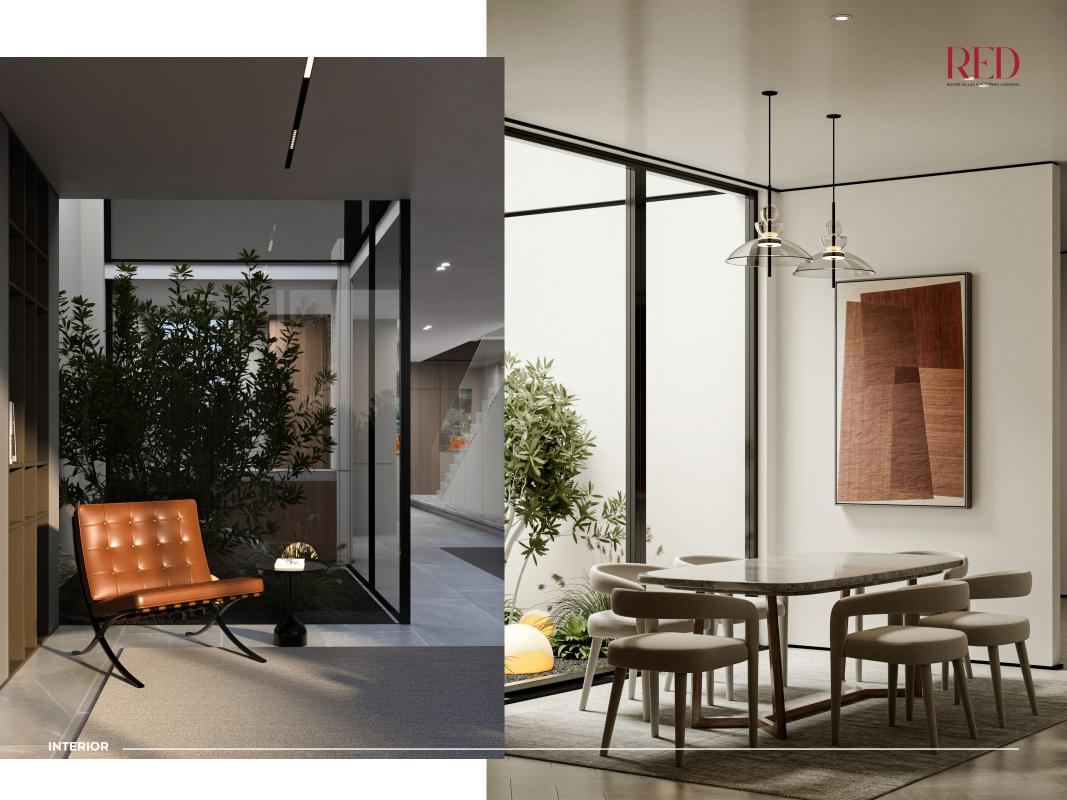
Fencing plants for ground floor gardens.

## 80% FLEXI-FINISHING













#### THE GRAND FLOATER | 424 M<sup>2</sup>





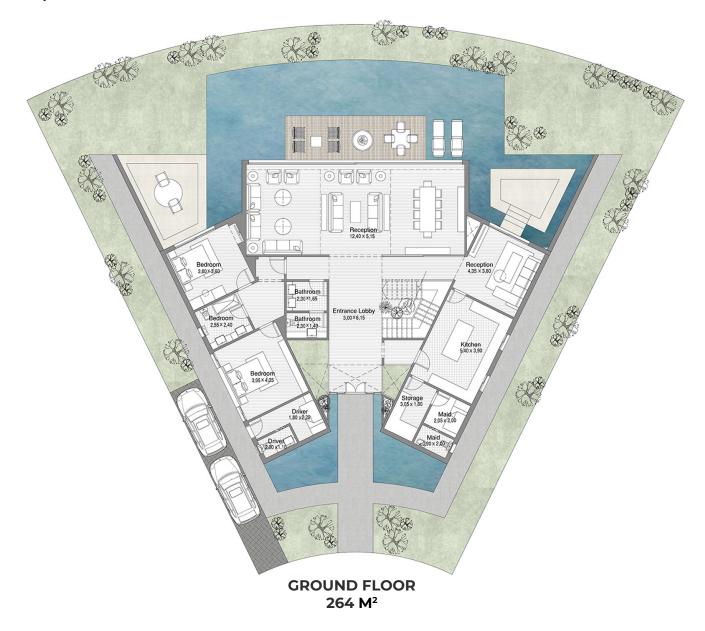
**Disclaimer**Drawings are not to scale, and the dimensions are approximate. Cornerstone reserves the right to change in the masterplan, all drawing dimensions, areas and materials without notification. Any colored images shown are indicative only, actual colors may vary.





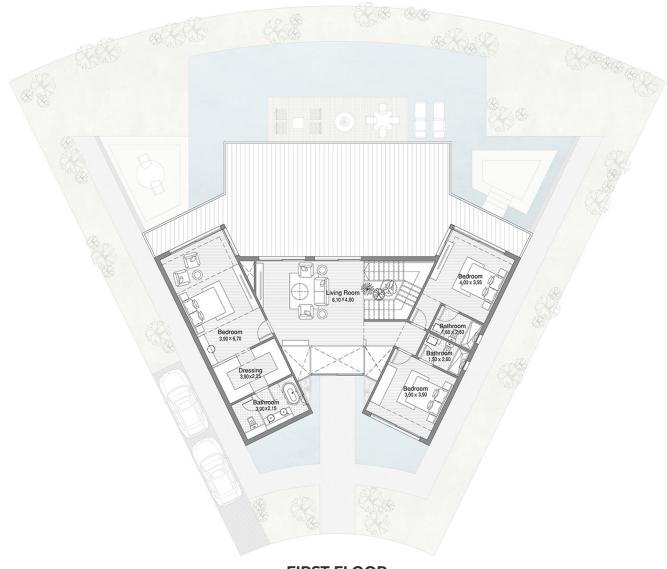
#### | THE GRAND FLOATER | 424 M<sup>2</sup>





#### THE GRAND FLOATER | 424 M<sup>2</sup>





FIRST FLOOR 160 M<sup>2</sup>



# THE WATERSIDE | 370 M<sup>2</sup>









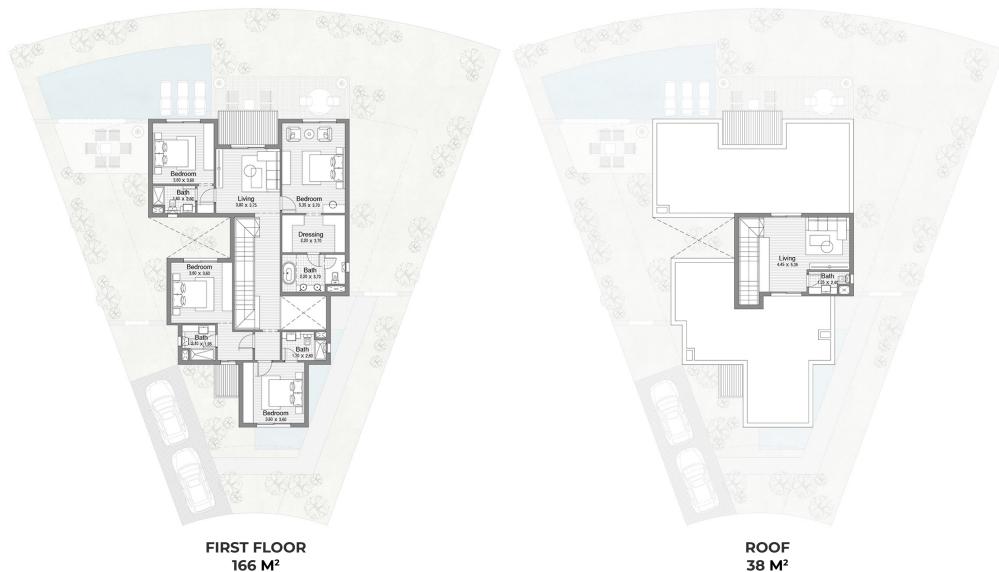


GROUND FLOOR 166 M<sup>2</sup>

## Disclaimer

# THE WATERSIDE | 370 M<sup>2</sup>







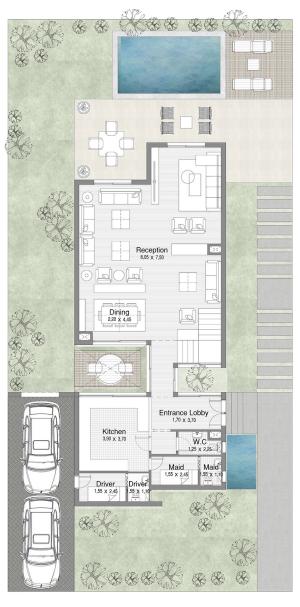
# THE SUNLIT | 314 M<sup>2</sup>











GROUND FLOOR 136 M<sup>2</sup>

## Disclaimer

## THE SUNLIT | 314 M<sup>2</sup>







FIRST FLOOR 140 M<sup>2</sup>

ROOF 38 M<sup>2</sup>

## Disclaimer













GROUND FLOOR 100 M<sup>2</sup>

## Disclaimer





Living 4,75 x 3,25 Bath 1,60 x2,60

FIRST FLOOR 126 M<sup>2</sup>

ROOF 37 M<sup>2</sup>

### Disclaimer



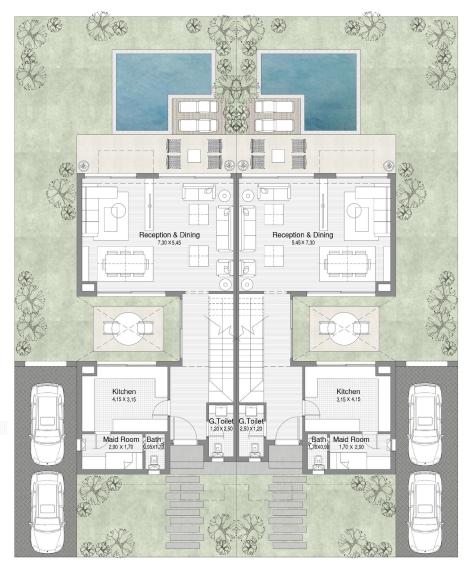
# THE TWIN | 255 M<sup>2</sup>







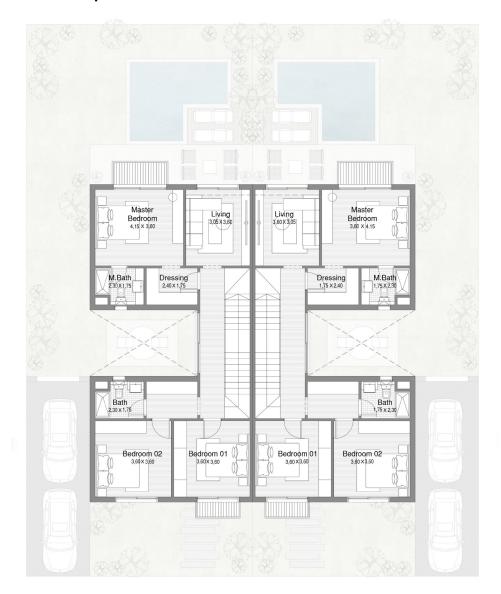




**GROUND FLOOR** 97 M<sup>2</sup>

## THE TWIN | 255 M<sup>2</sup>





Living 3,05 x 3,15 Living 3,15 x 3,05 Bath 3,05 × 1,50 1,50 × 3,20 Kitchenette Kitchenette Bedroom 2,90 x 3,60 Bedroom 3,60 x 2,90

FIRST FLOOR 110 M<sup>2</sup>

ROOF 48 M<sup>2</sup>

## Disclaimer



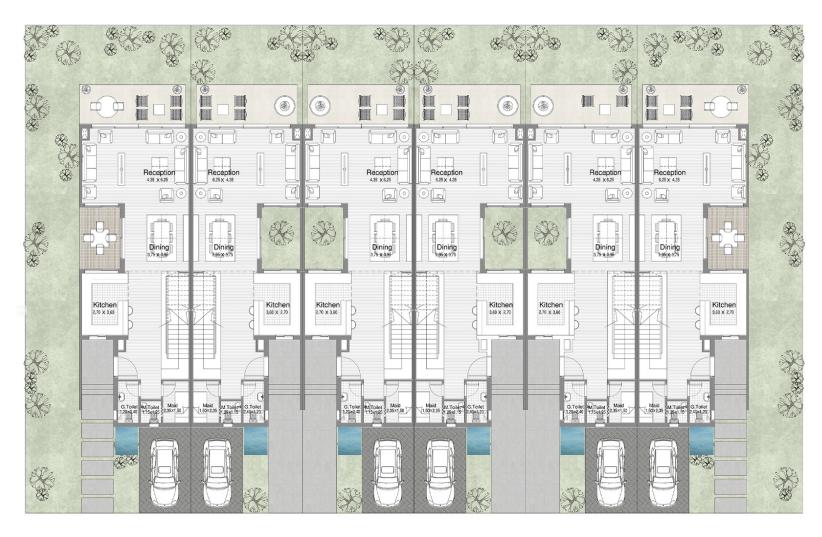
# THE GRAND COURT | 253 M<sup>2</sup>







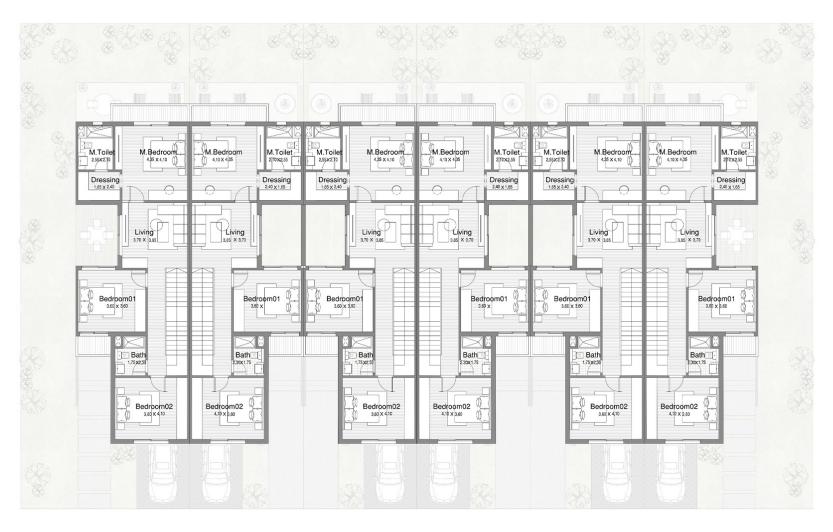




## GROUND FLOOR 100 M<sup>2</sup>

### Disclaimer

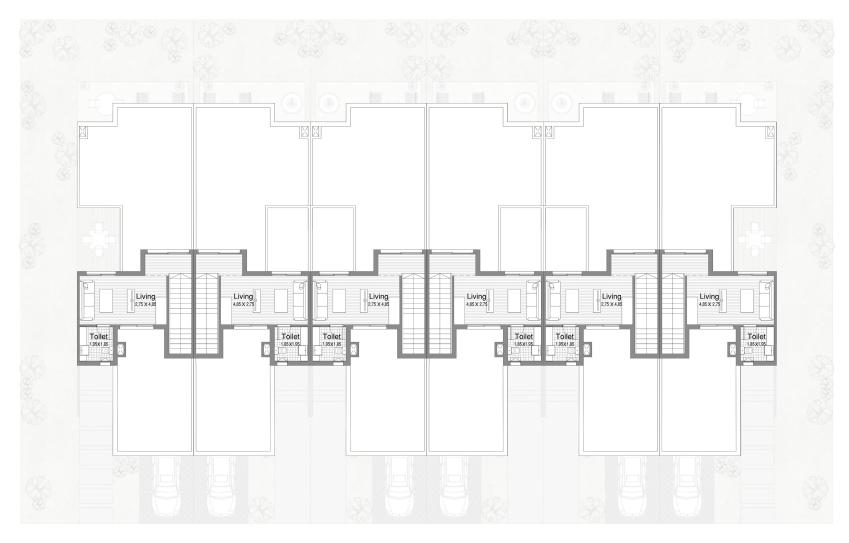




## FIRST FLOOR 113 M<sup>2</sup>

### Disclaimer





ROOF 40 M<sup>2</sup>

### Disclaime











# | THE COURT | 201 M<sup>2</sup>









**GROUND FLOOR** 79 M<sup>2</sup>

**FIRST FLOOR** 91 M<sup>2</sup>

**ROOF** 31 M<sup>2</sup>









**GROUND FLOOR** 79 M<sup>2</sup>

**FIRST FLOOR** 91 M<sup>2</sup>

**ROOF** 31 M<sup>2</sup>

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# THE COURT PLUS | 170 M<sup>2</sup>

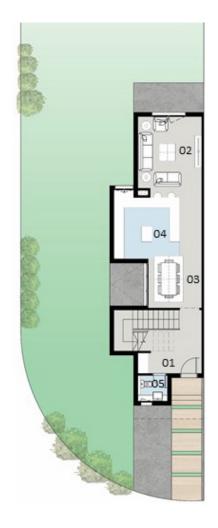






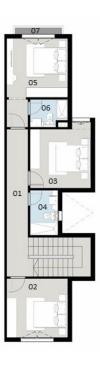
## THE COURT PLUS | 170 M<sup>2</sup>





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GROUND FLOOR 79 M<sup>2</sup>

FIRST FLOOR 91 M<sup>2</sup>

GROUND FLOOR 79 M<sup>2</sup>

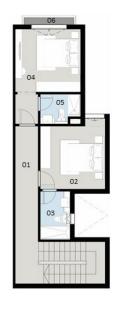
FIRST FLOOR 91 M<sup>2</sup>

## THE COURT PLUS | 170 M<sup>2</sup>





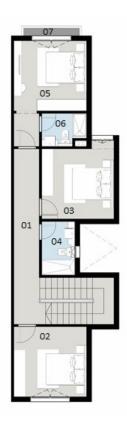




FIRST FLOOR 74.3 M<sup>2</sup>



GROUND FLOOR 79 M<sup>2</sup>



FIRST FLOOR 91 M<sup>2</sup>

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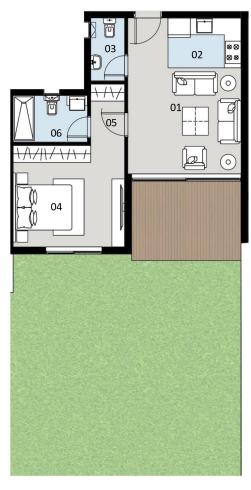




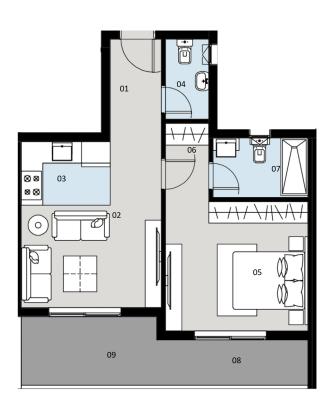








GROSS AREA 69 M<sup>2</sup>
GARDEN AREA 75 M<sup>2</sup>



GROSS AREA 87 M<sup>2</sup> TERRACE AREA 14 M<sup>2</sup>







GROSS AREA 122 M<sup>2</sup>
GARDEN AREA 147 M<sup>2</sup>

GROSS AREA 127 M<sup>2</sup> TERRACE AREA 11 M<sup>2</sup>



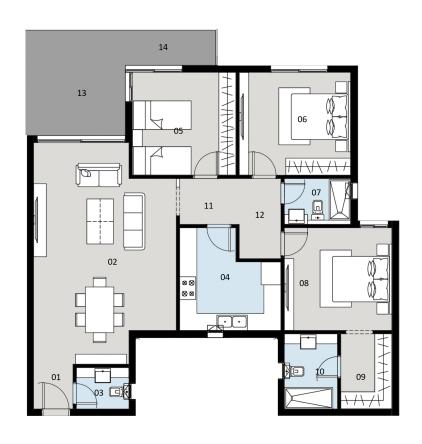


GROSS AREA 145 M<sup>2</sup>
GARDEN AREA 64 M<sup>2</sup>



GROSS AREA 169 M<sup>2</sup> GARDEN AREA 80 M<sup>2</sup>

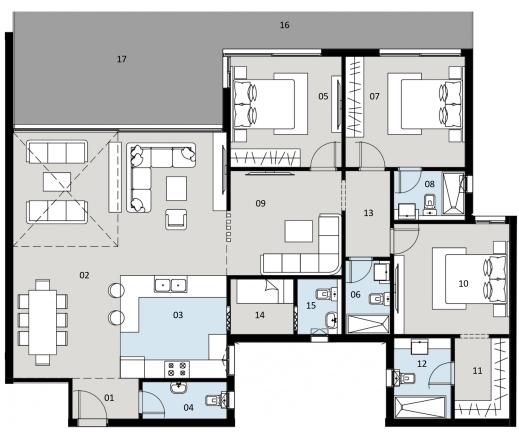






GROSS AREA 183 M<sup>2</sup> TERRACE AREA 17 M<sup>2</sup> GROSS AREA 213 M<sup>2</sup> TERRACE AREA 38 M<sup>2</sup>













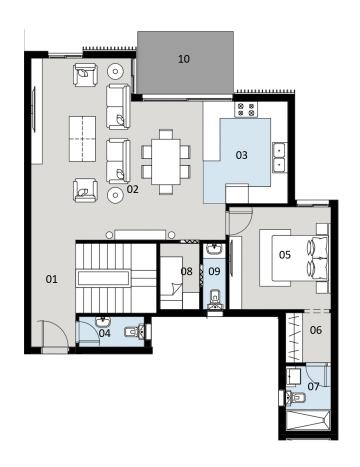


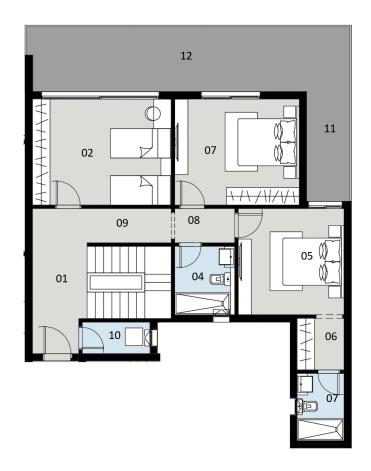




FIRST FLOOR 91.1 M<sup>2</sup>







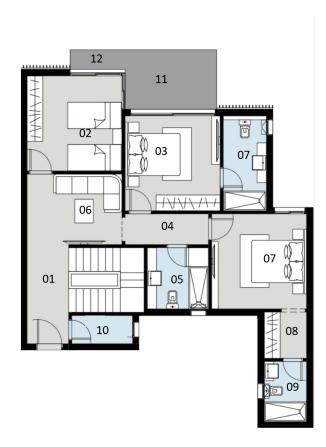
FIRST FLOOR 137 M<sup>2</sup>

SECOND FLOOR 158 M<sup>2</sup>



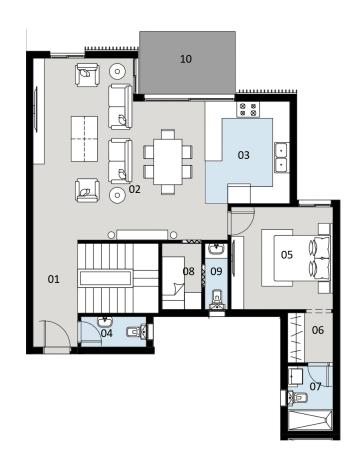


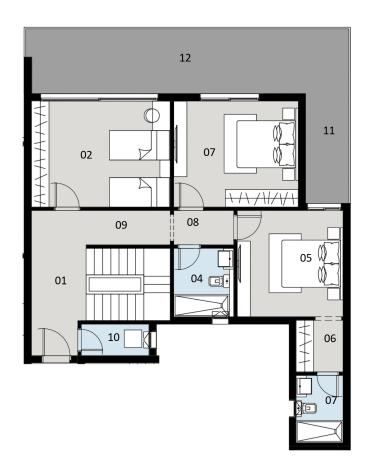




FIRST FLOOR 91.1 M<sup>2</sup>



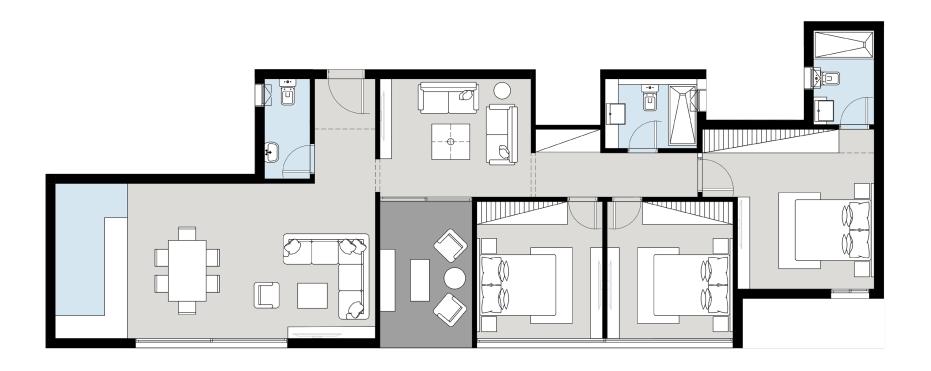




FIRST FLOOR 137 M<sup>2</sup>

SECOND FLOOR 158 M<sup>2</sup>

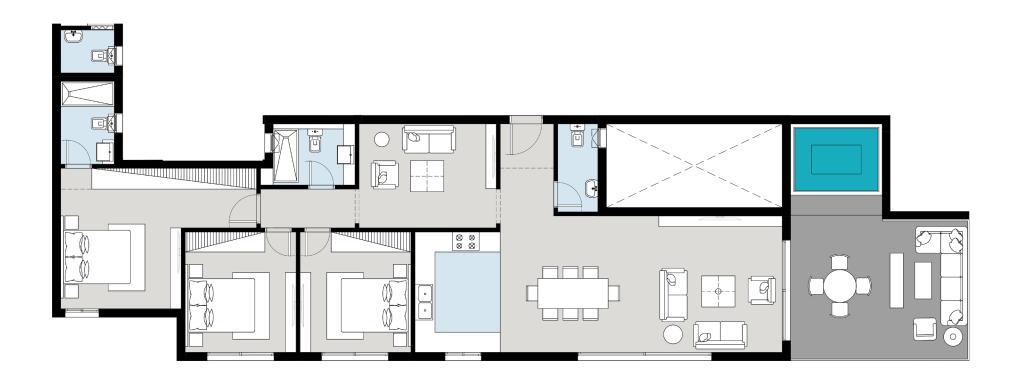




GROSS AREA 163 M<sup>2</sup> OUTDOOR AREA 10 M<sup>2</sup>







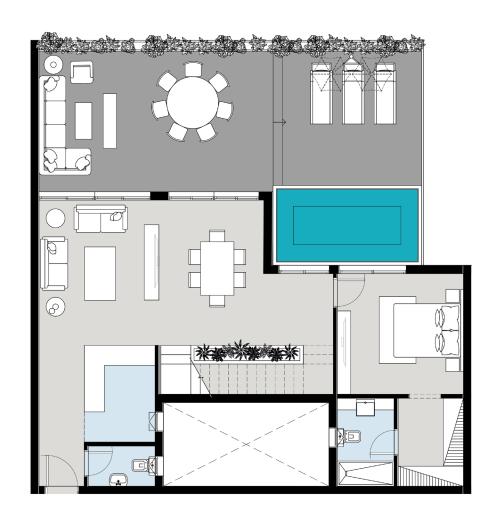
GROSS AREA 174 M<sup>2</sup> OUTDOOR AREA 31 M<sup>2</sup>

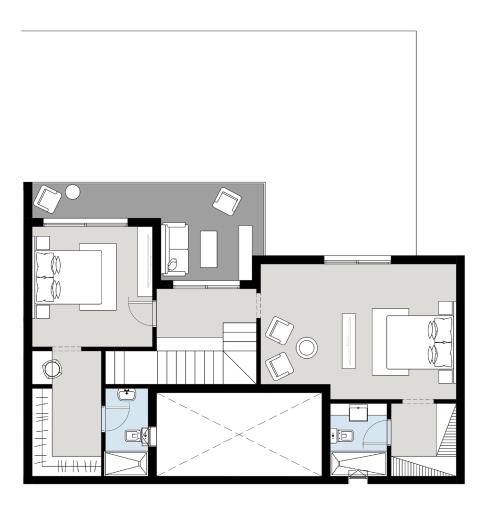




GROSS AREA 255 M<sup>2</sup> OUTDOOR AREA 118 M<sup>2</sup>



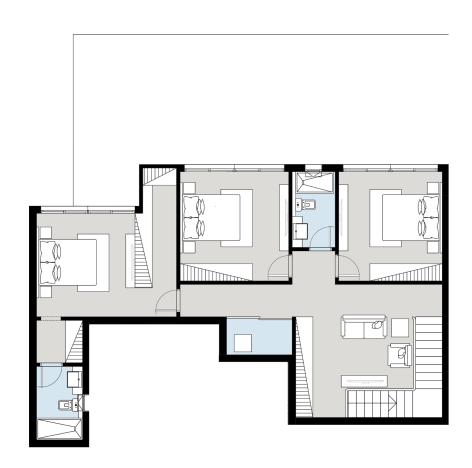




GROSS AREA 212 M<sup>2</sup> OUTDOOR AREA 76 M<sup>2</sup>







GROSS AREA 265 M<sup>2</sup> OUTDOOR AREA 62 M<sup>2</sup>













## 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.

