## RIVERS

LIVE LIKE A RIVER FLOWS, CARRIED BY THE SURPRISE OF ITS OWN UN FOLDING.

RIVERS

N E W Z A Y E D

# EXPERIENCE A REFINED LIFESTYLE OF FLOWING SERENITY

Peacefully poised on 100 acres of lush land, Rivers is a boutique living experience, paying tribute to natural serenity, and unrivaled privacy in the heart of New Zayed. Masterplanned as a floating urban paradise, the smart development gently rises from turquoise waters, thanks to flowing rivers, promising uninterrupted views for all homeowners alike while cutting through two central parks, deep into a signature community of expansive villas, twin homes and town houses. Premium, posh and more than a little personal, Rivers invites you where nature truly comes alive. Rivers is memorable moments flowing with every mood and lifestyle.

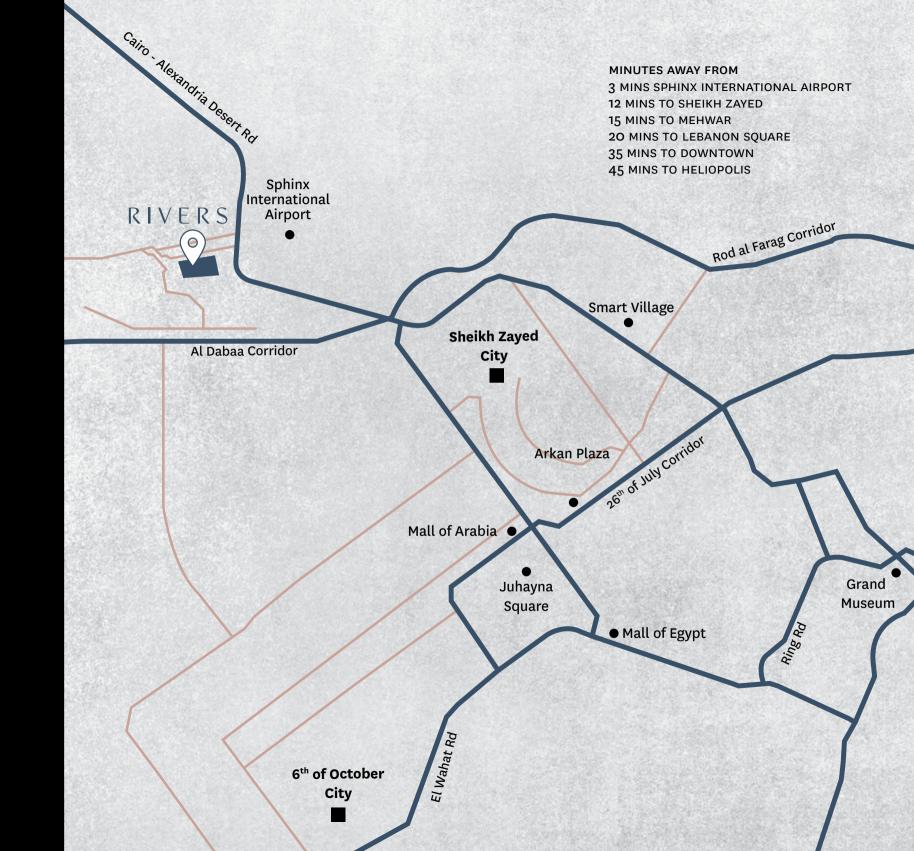


FLOW
WHERE
NATURAL
BEAUTY
GOES

#### PROXIMITY & LOCATION

# EXCLUSIVITY FLOWS WEST

Rivers re-defines accessibility from a convenient outlook, thanks to its prime location in the heart of New Zayed. The iconic project is carefully masterplanned to place residents' life at the intersection of tranquility and action, offering direct access to Dabaa-Road Al Farag Axis while lying only few minutes away from Cairo-Alex Desert Road, Dahshur Road and the Mehwar. Rivers is surrounded by thriving residential developments in every direction, in addition to leading commercial malls, retail outlets and 6th of October's lively hangouts.



RIVERS
DON'T JUST
CARRY WATER
THEY CARRY
LIFE.

# A SIGNATURE VISION OF RIVER-FRONT EXCLUSIVITY

Rivers masterplan introduces an innovative indoor-outdoor philosophy to grant residents double-views on flowing river streams and lush landscapes transforming everyday ordinary into an exceptional reality where natural beauty abounds. Imaginatively conceived as a serene urban escape, all homes are evenly spread out to ensure utmost privacy while maximizing magical views, captured from every angle across the masterplan.

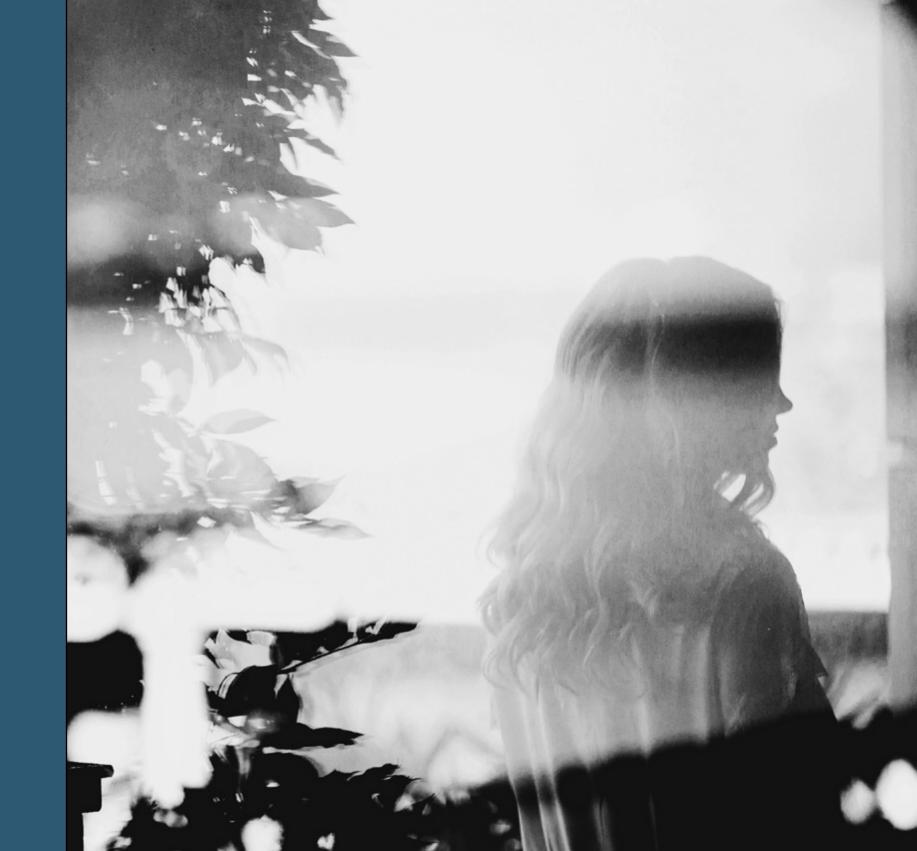


WHERE EVERY H O M E IS A FLOATING S A N C T U A R Y OF CALM.

#### INSPIRED ARCHITECTURE

### A CONTEMPORARY ADDRESS WHERE NATURE SPEAKS VOLUMES

Every home at Rivers is a true testament of contemporary elegance, thanks to streamlined facades and sweeping glass windows that invite panoramic views of the outdoors inside. The project adopts a harmonious indoor-outdoor philosophy that smartly envelopes homes in endless hours of sunshine while maximizing 360-degree views on flowing rivers and verdant landscapes, captured from your very own manicured garden. Serene, simple and highly sophisticated, Rivers signature collection of expansive villas, modern twin houses and elegantly-appointed townhouses act as a natural extension of magical surroundings, to re-imagine exclusive luxury from an ultimately refined perspective.





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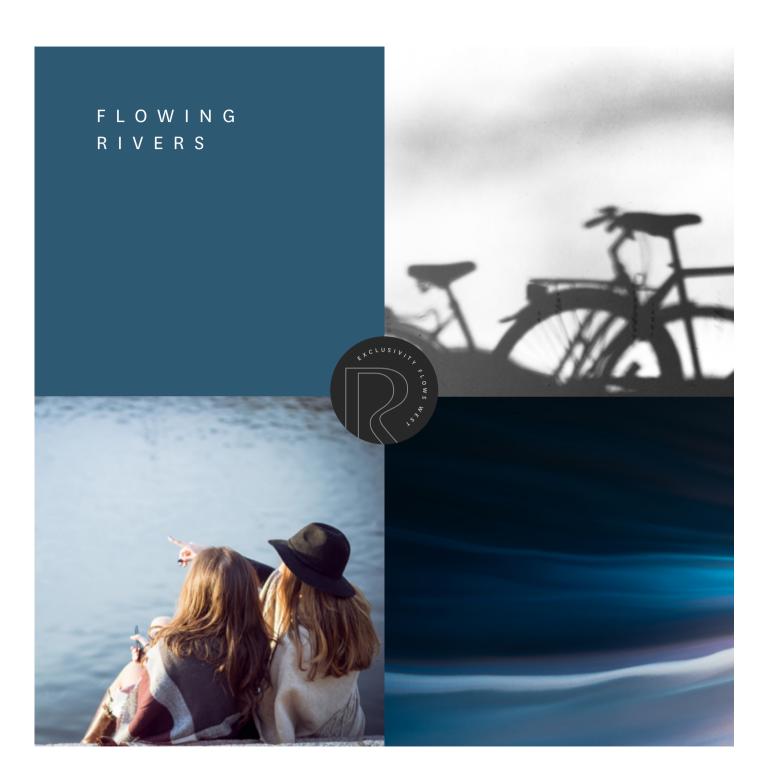
E X C L U S I V E

W O R L D

F L O W I N G

W I T H

P O S S I B I L I T I E S





#### SEIZE SOOTHING SERENITY

Everyday rhythm at Rivers is flowing serenity centered around residents' wellbeing and mental clarity. The elemental edge of the project lies in soothing streams that meander across every corner of the masterplan to immerse homeowners in waves of uninterrupted tranquility while curating a picturesque living experience where aquatic beauty comes alive.



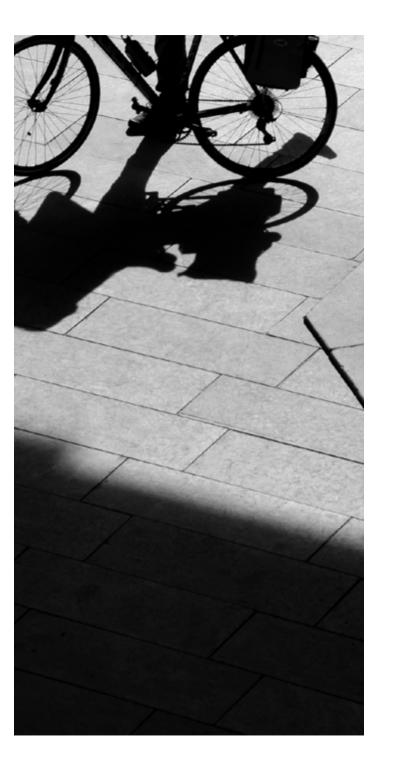


F A C I L I T I E S & A M E N I T I E S

# DREAM IN ALL SHADES OF GREEN

Rivers introduces a progressive vision of sustainable living, thanks to two central parks that lie at the heart of its masterplan. Enjoy a brisk morning jog amidst lush greenery, meditate as you take in sweeping views of breathing landscapes or simply indulge in a naturally-inspired picnic with friends and loved ones. Rivers Central Parks are an exclusive invitation to come one with nature while embracing healthier qualities of life.





# ENERGIZE WHERE GREENERY LEADS THE WAY

Every aspect of Rivers is carefully planned to foster constant movement, guaranteeing a healthier lifestyle. The project is seamlessly interconnected via pedestrian pathways, as well as safe walking and biking lanes calling on residents to energize, enjoy and enliven where nature leads the way.





#### WORK OUT POWERED BY NATURE

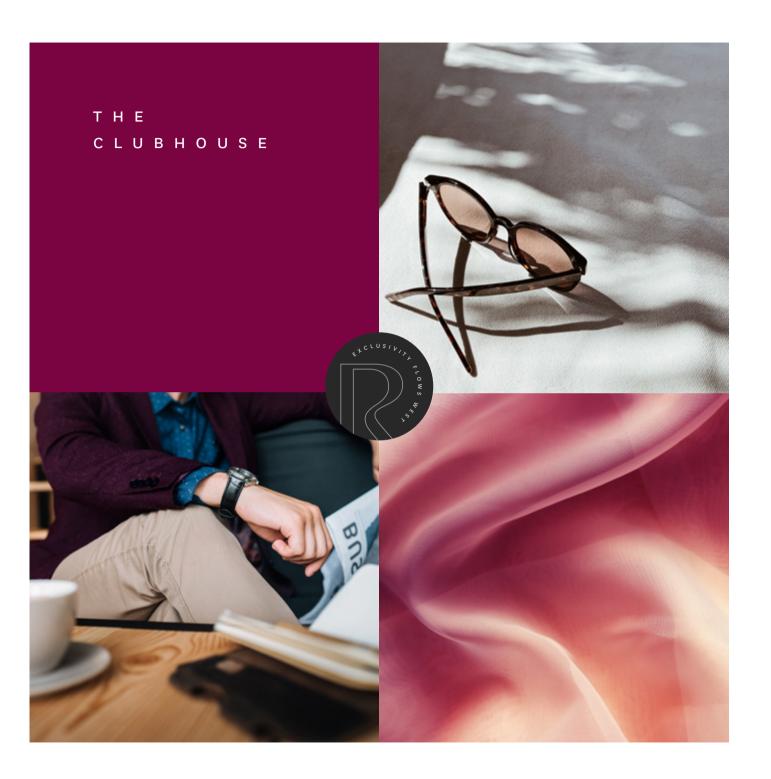
Ideal for professionals and amateurs alike, Rivers outdoor gym is an open invitation for residents to work out in inspiring settings, second to none. Gracefully poised amidst lush open spaces with flowing rivers as a backdrop, the outdoor gym is the place to naturally stay fit while enjoying uninterrupted calm.

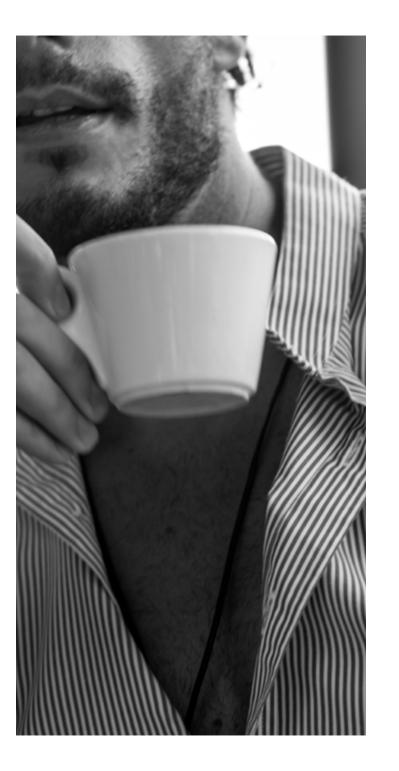




#### COLLECT MEMORABLE MOMENTS

Rivers commercial hub is a spirited social nexus, inviting residents to discover a treasure-trove of authentic experiences at their doorstep. Indulge in a variety of exquisite cuisines, perfected by impeccable service, shop from a select collection of boutique stores and concept shops or simply wander around with friends, collecting memorable moments not things.





# CONNECT IN INSPIRATIONAL SETTINGS

Rivers elegantly-appointed clubhouse is a daily refuge, thanks to grand settings that take in captivating views that surround visitors with an air of expansive luxury. Designed to foster human-interaction, the clubhouse offers a full suite of world-class amenities, guaranteeing to fit every mood.

RENDERS & FLOORPLANS







## TOWNHOUSE MIDDLE 180 M<sup>2</sup>

#### Ground Flooi

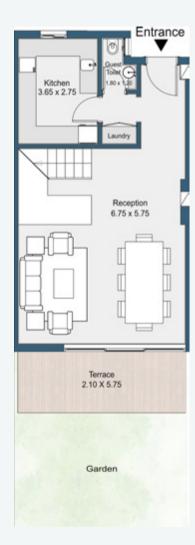
Reception	6.75×5.75
Kitchen	3.65x2.75
Guest toilet	1.8x1.2

#### First Floor

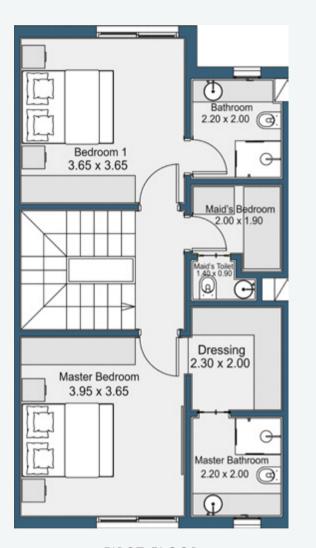
Master Bedroom	3.95x3.65
Master Bathroom	2.2X2.O
Dressing	2.3X2.O
Maid's room	2X1.9
Maid's toilet	1.4x0.9
Bedroom 1	3.65x3.65
Bathroom 1	2.2X2.O

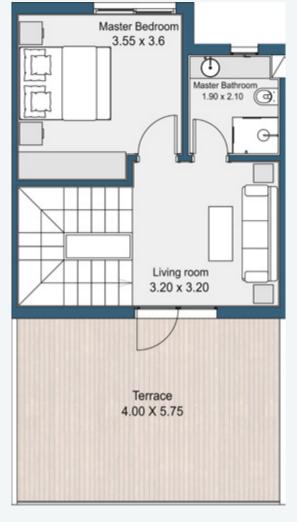
#### Roof Floor

Bedroom 2	3.55x3.60
Bathroom 2	2.10X1.90
Living room	3.2X3.2



GROUND FLOOR





FIRST FLOOR

ROOF FLOOR



## TOWNHOUSE CORNER 205 M<sup>2</sup>

#### Ground Flooi

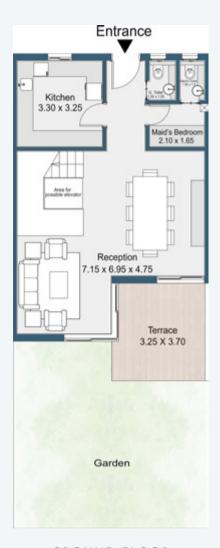
Reception	7.15x6.95x4.75
Kitchen	3.3x3.25
Guest toilet	1.55x1.0
Maid's room	2.10X1.65
Maid's toilet	1.55x1.0

#### First Floo

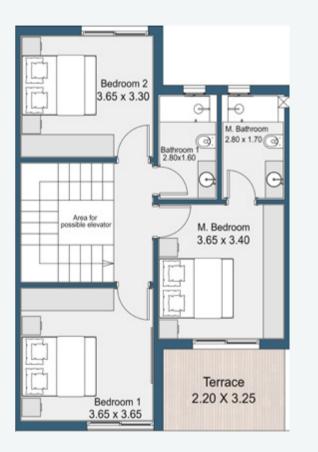
Master Bedroom	3.65x3.4
Master Bathroom	2.8x1.7
Bedroom 1	3.65x3.65
Bedroom 2	3.65x3.30
Bathroom 1	2.8x1.6

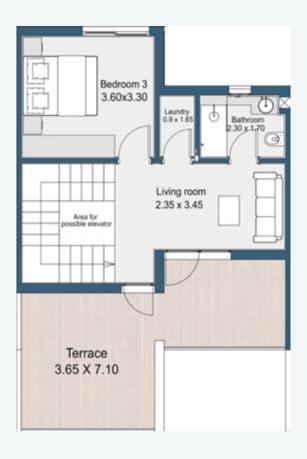
#### Roof Floor

Bedroom 3	3.60x3.30
Bathroom	2.30x1.70
Living room	2.35×3.45
Laundry	0.90x1.65



GROUND FLOOR





FIRST FLOOR

ROOF FLOOR



#### TWINHOUSE 205 M<sup>2</sup>

#### Ground Flooi

Reception	7.15x6.95x4.75
Kitchen	3.3×3.25
Guest toilet	1.55x1.0
Maid's room	2.10X1.65
Maid's toilet	1.55X1.0

#### First Floo

Master Bedroom	3.65x3.4
Master Bathroom	2.8x1.7
Bedroom 1	3.65x3.65
Bedroom 2	3.65x3.30
Bathroom 1	2.8x1.6

#### Roof Floor

Bedroom 3	3.60x3.30
Bathroom	2.30X1.70
Living room	2.35X3.45
Laundry	0.90x1.65

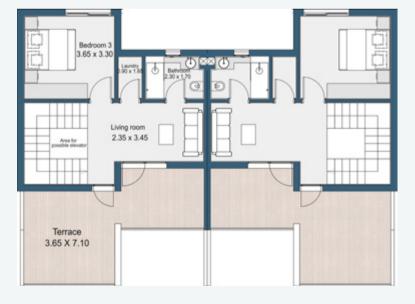
#### GROUND FLOOR



#### FIRST FLOOR



#### SECOND FLOOR





#### TWINHOUSE 227 M<sup>2</sup>

#### Ground Floor

Reception	7.1x8.1x4.4
Kitchen	3.3×3.25
Guest toilet	1.53X1.1
Maid's room	2.2X1.65
Maid's toilet	1.53X1.0

#### First Floo

Master Bedroom	3.85x3.7
Master Bathroom	2.57X1.45
Dressing	2.3X1.45
Bedroom 1	3.60x3.30
Bedroom 2	3.6x3.4
Bathroom 2	2.5x1.6

#### Second Floor

Bedroom 3	3.6x3.3
Bedroom 4	3.6x3.4
Bathroom 3	2.50x1.60

#### GROUND FLOOR



#### FIRST FLOOR



#### SECOND FLOOR





#### VILLA 227 M<sup>2</sup>

#### **Ground Floo**

Reception	7.1x8.1x4.4		
Kitchen	3.3×3.25		
Guest toilet	1.53x1.1		
Maid's room	2.2x1.65		
Maid's toilet	1.53X1.0		

#### First Floo

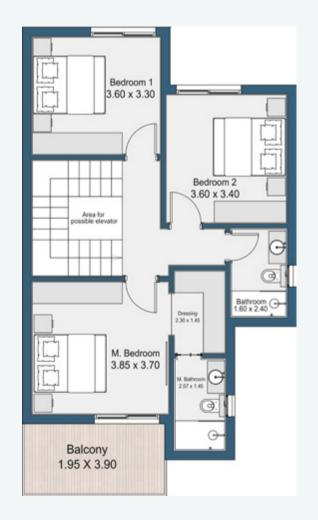
Master Bedroom	3.85×3.7		
Master Bathroom	2.57X1.45		
Dressing	2.3X1.45		
Bedroom 1	3.60x3.30		
Bedroom 2	3.6x3.4		
Bathroom 2	2.5x1.6		

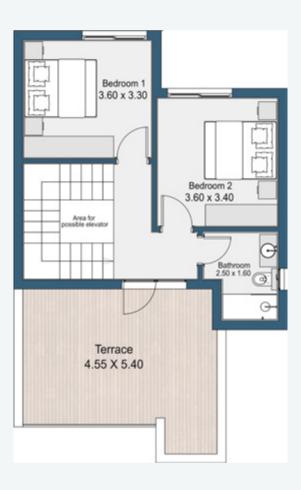
#### Second Floor

Bedroom 3	3.6x3.3		
Bedroom 4	3.6x3.4		
Bathroom 3	2.50x1.60		



GROUND FLOOR





FIRST FLOOR

SECOND FLOOR



#### VILLA 250 M<sup>2</sup>

#### **Ground Floo**

Reception	8.ox6.75x3.5	
Kitchen	3.6x3.3	
Guest toilet	1.7X1.45	
Maid's room	1.7X1.0	
Maid's toilet	2.55X2	

#### First Floo

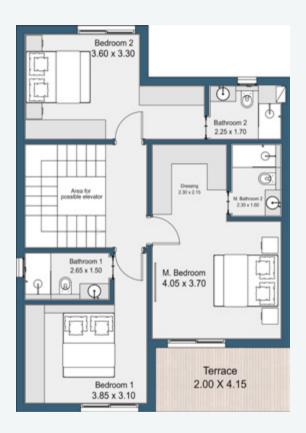
Master Bedroom	4.05x3.7		
Master Bathroom	2.3x1.6		
Dressing	2.3X2.15		
Bedroom 1	3.85x3.1		
Bathroom 1	2.65X1.5		
Bedroom 2	3.6x3.3		
Bathroom 2	2.25X1.7		

#### Second Floor

Bedroom 3	3.45×3.35		
Bedroom 4	3.6x3.3		
Bathroom 3	2.25X1.5		



GROUND FLOOR





FIRST FLOOR

SECOND FLOOR



#### VILLA 350 M<sup>2</sup>

#### Ground Flooi

Reception	10.55x4x6		
Kitchen	3.65x3.3		
Guest toilet	2.27X1.45		
Maid's room	2.05X2.05		
Maid's toilet	1.45X1.45		
Laundry	1.65x0.85		
Master Bedroom	3.65x3.6		
Master Bathroom	2.5x1.8		

#### First Floor

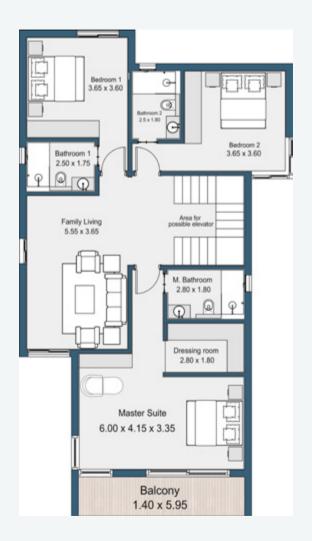
Master Bedroom	6x4.15x3.35		
Master Bathroom	2.8x1.8		
Dressing	2.8x1.8		
Bedroom 1	3.65x3.6		
Bathroom 1	2.5x1.75		
Bedroom 2	3.65x3.6		
Bathroom 2	2.5x1.8		
Living room	5.55x3.65		

#### econd Floor

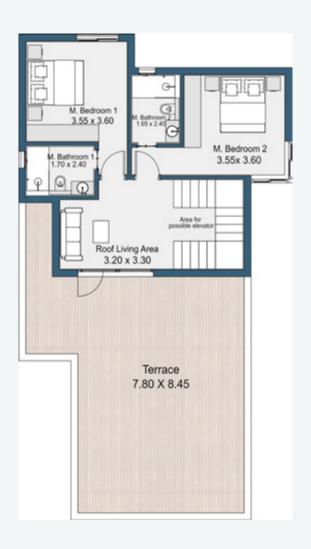
Bedroom 3	3.65x3.6		
Bathroom 3	2.5X1.75		
Bedroom 4	3.65x3.65		
Bathroom 4	2.5x1.8		
Roof Living area	4.1X2.5		



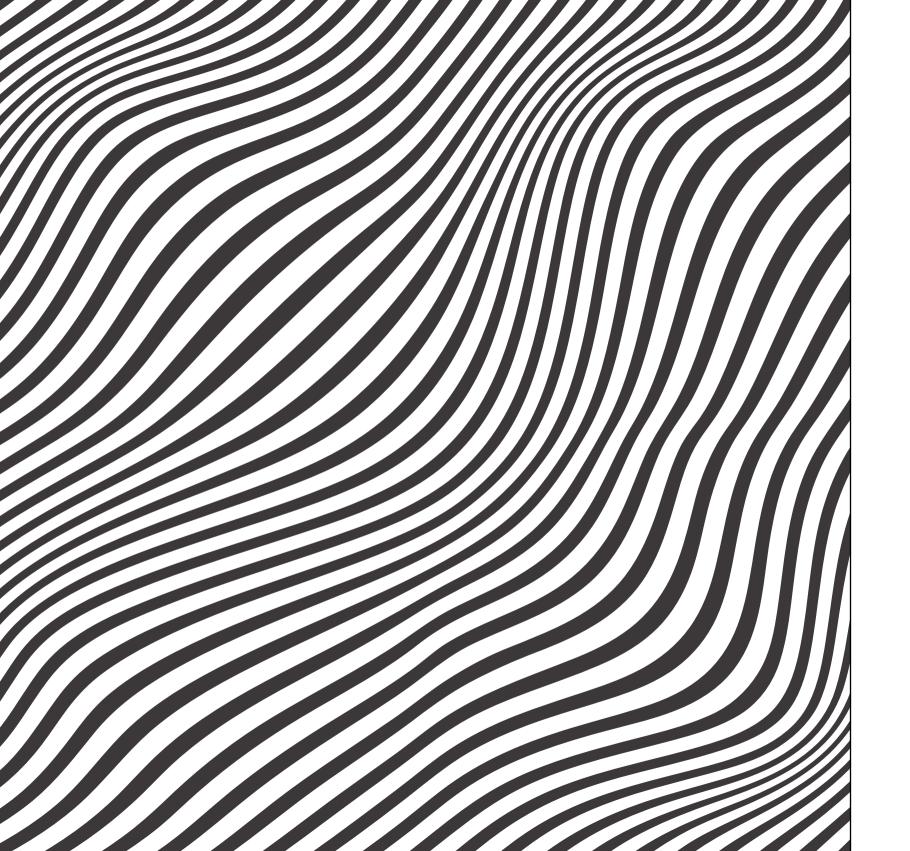
GROUND FLOOR







SECOND FLOOR



#### **TATWEET**

### CREATING DESTINATIONS

Founded in 2014, Tatweer Misr is a leading real estate development company renowned for boasting a track-record of awardwinning developments that offer a fresh, and innovative outlook on integrated luxury living. The company's remarkable growth journey can be attributed to a focus on sustainable development along with a solid foundation of conceptualizing exemplary projects that inspire tomorrow's lifestyles. Building on the business, and technical expertise of its major shareholders such as, Arafa, Daoud and Ahram Groups, Tatweer Misr has strongly emerged as one of Egypt's trusted developers in fulfilling the rising demand on mixed-use residential projects

that not only put signature contemporary architecture, iconic landscaping, and commercial integration at their forefront, but also commit to the highest standards of international quality.

Driven by a unique vision to deliver life's most treasured experiences at every doorstep, Tatweer Misr eagerly responds to customer-centric insights to master all facets of development; from construction, design and architecture, to landscaping, lifestyle facilities and amenities, delivering incomparable value for homeowners and shareholders alike.



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ARKAN

Arkan building no F1 (sx114-Sx115 ) Sky walk

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