

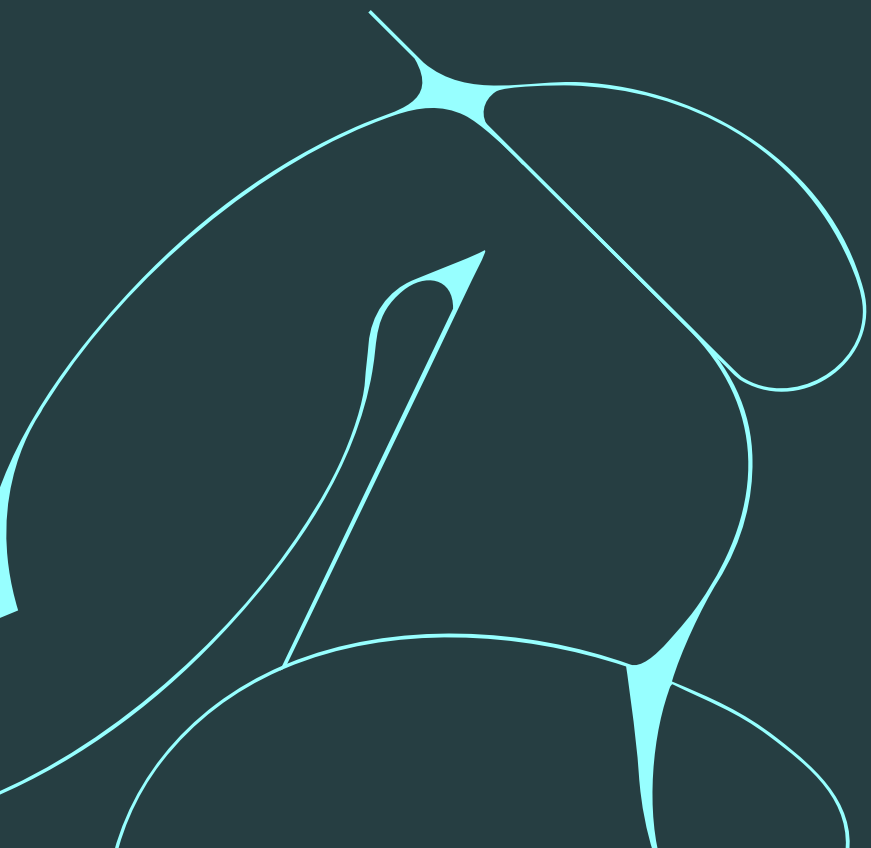
أحلى بيت في الشروق

www.agecgroup.com 15289

 **AGEC**
DEVELOPMENTS

 **IVY**
RESIDENCE

Table Of Content



Crafting Timeless Spaces For OVER 20 YEARS

AGEC DEVELOPMENTS is a leading of real estate developments in egypt with a legacy of delivering projects that combine innovative design, lasting quality, and exceptional lifestyle experiences. From the towers of Sheraton & Heliopolis to modern communities along New Cairo, AGECE turns visionary concepts into tangible realities that endure through time.

Why Choose



20 YEARS OF EXPERIENCE IN LUXURY RESIDENTIAL AND MIXED-USE PROJECTS
MASTERY IN CRAFTING FUNCTIONAL, AESTHETICALLY STRIKING DEVELOPMENTS
COMMITMENT TO SUSTAINABILITY, INNOVATION, AND LONG-TERM VALUE



IVY RESIDENCE features a direct view of El Maadi View Central Park and sits on a high elevation, providing clear, panoramic views over El Shorouk City





Where Life's **ESSENTIALS..**

Are Always Within REACH

- 10 mins from New Capital
- 10 mins from New Cairo
- 15 mins from Heliopolis
- 15 mins from Nasr City
- Directly on Suez Road
- Overlooking Madinaty
- At the Prime Location of Shorouk, East Cairo





TO THE NEW CAPITAL
TO NEW CAIRO



TO HELIOPOLIS
TO NASR CITY







IVY Residence Location



The pulse of
Shorouk city



Located on
Suez road



In-front of
Madinaty

10"

from the
New Capital

10"

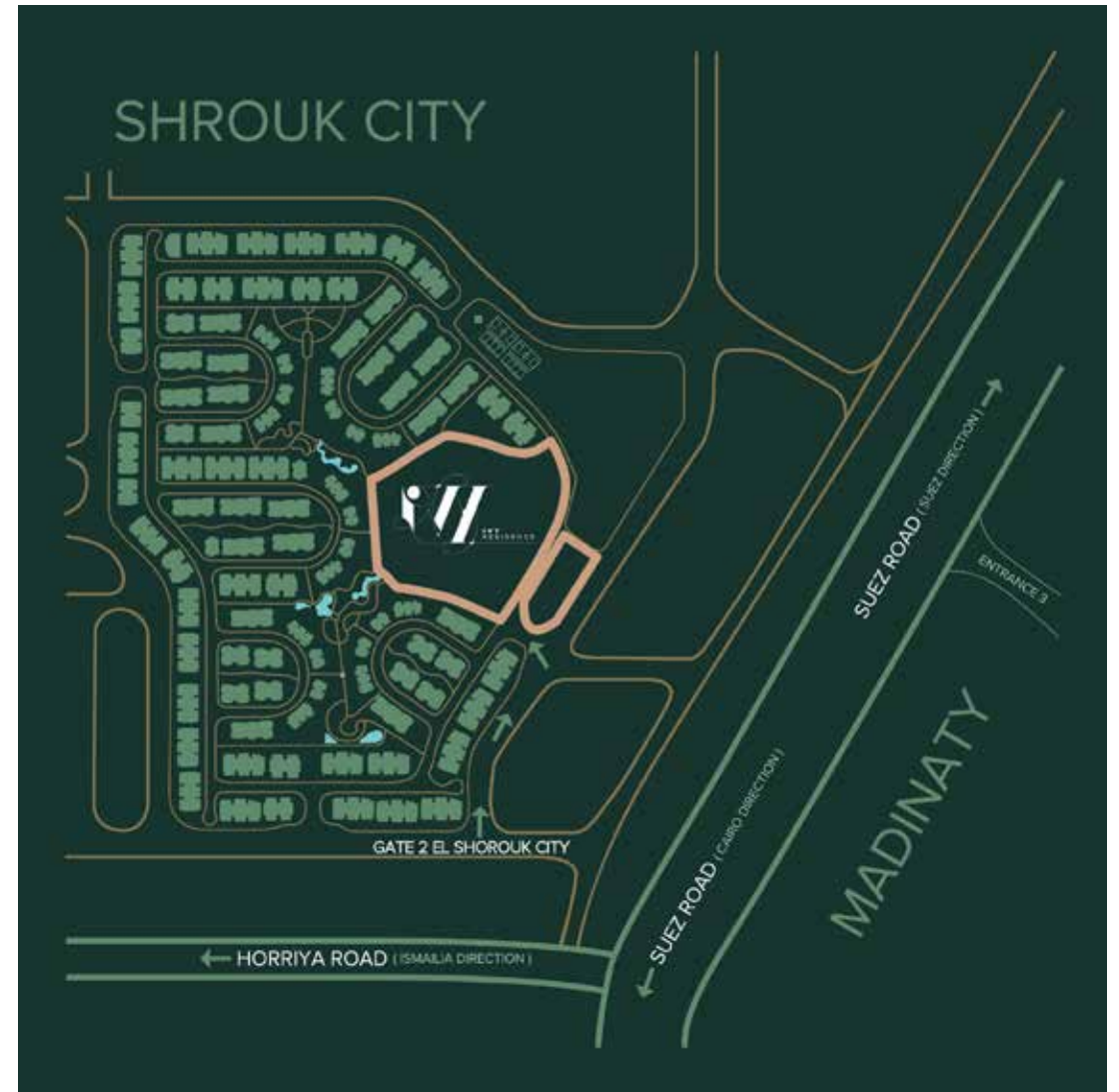
from the
New Capital

15"

from the
Cairo Airport

5"

from the
Regional Ring Road







ORCHID

- Land: 210m² – 390m²
 - Buildup: 275m² – 280m²
 - Swimming Pool
- Slide Placeholder: Floor plan





ORCHID Town House

LAND AREA	390 M2
TOTAL BUILT AREA	264.5 M2
BEDROOMS	3
VILLA NUM	1
ROOF	90 M2
GARDEN	262.45 M2



ORCHID Town House



LAND AREA	213 M2
TOTAL BUILT AREA	280 M2
BEDROOMS	3
VILLA NUM	2
ROOF	83 M2
GARDEN	91 M2



LAND AREA	388 M2
TOTAL BUILT AREA	274.5 M2
BEDROOMS	3
VILLA NUM	4
ROOF	90 M2
GARDEN	268 M2

JAZMIN

- Land: 210m² – 477m²
 - Buildup: 275m² – 280m²
 - Swimming Pool
- Slide Placeholder: Floor plan







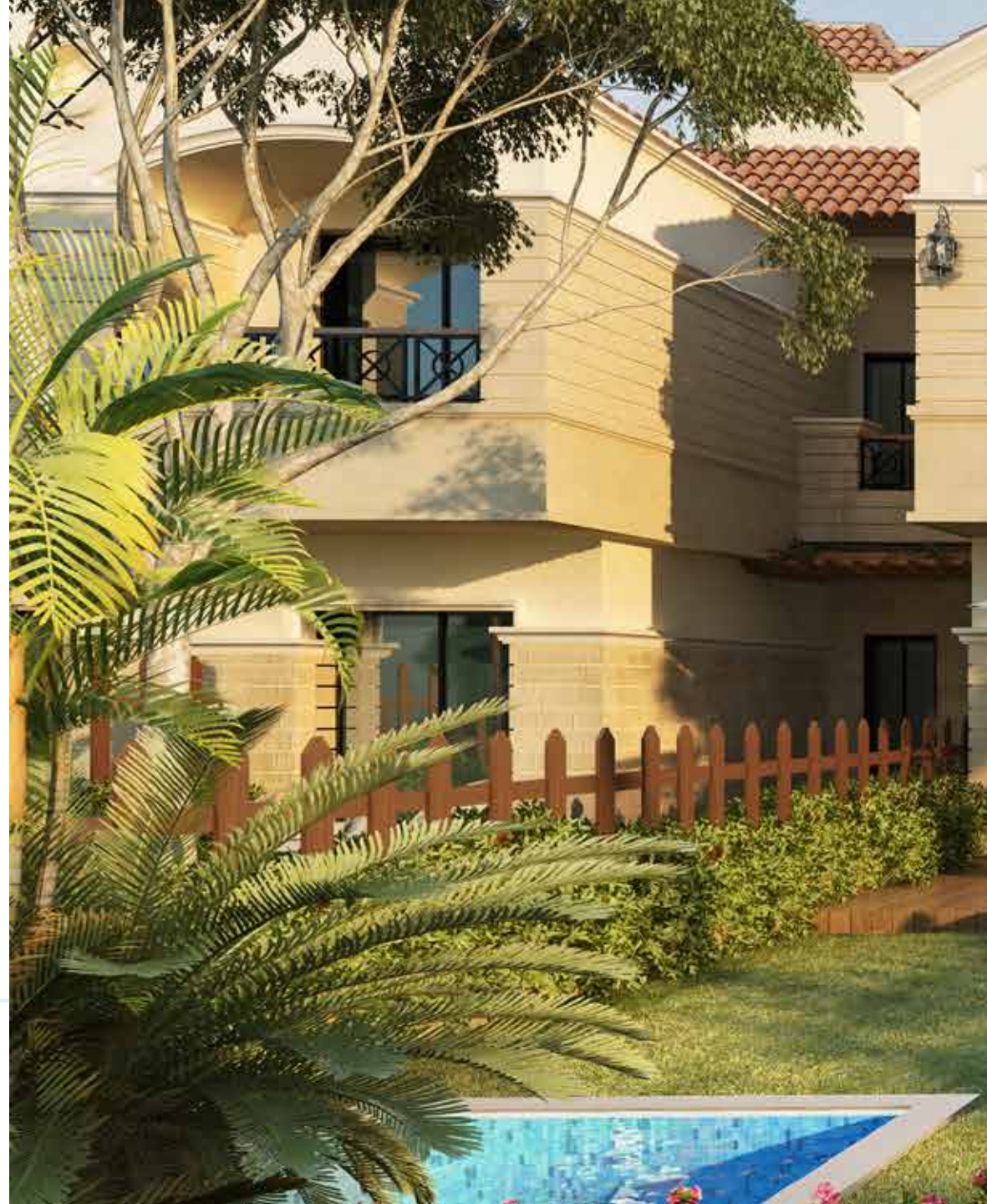
JAZMIN Town House

LAND AREA	210 m2
TOTAL BUILT AREA	280 m2
BEDROOMS	3
VILLA NUM	3
ROOF	80 m2
GARDEN	94 m2



LUVANDA

- Land: 237m² – 488m²
 - Buildup: 288m² – 484.7m²
 - Swimming Pool
- Slide Placeholder: Floor plan





LUVANDA Town House



LAND AREA	462 m2
TOTAL BUILT AREA	292 m2
BEDROOMS	3
VILLA NUM	1
ROOF	104 m2
GARDEN	335 m2



LAND AREA	237m2
TOTAL BUILT AREA	283.2m2
BEDROOMS	3
VILLA NUM	2
ROOF	103 m2
GARDEN	116 m2

LUVANDA Town House



LAND AREA	244 m2
TOTAL BUILT AREA	283.2m2
BEDROOMS	3
VILLA NUM	3
ROOF	103 m2
GARDEN	123 m2



LAND AREA	337 m2
TOTAL BUILT AREA	352.4m2
BEDROOMS	3
VILLA NUM	4
ROOF	126 m2
GARDEN	192 m2

LUVANDA Town House



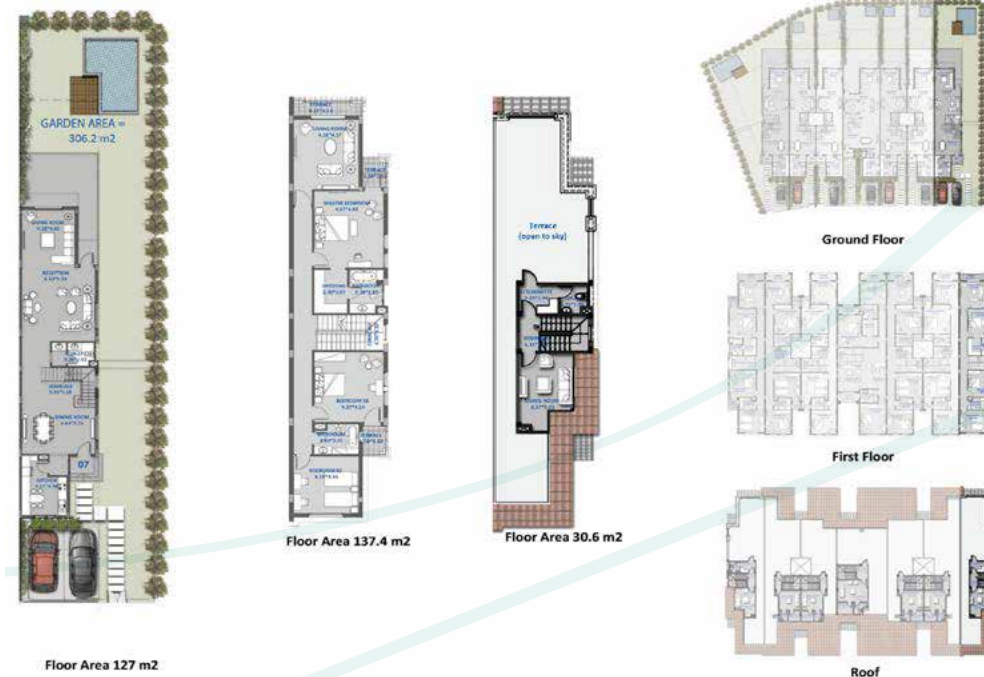
LAND AREA	248 m²
TOTAL BUILT AREA	283.2m²
BEDROOMS	3
VILLA NUM	5
ROOF	103 m²
GARDEN	127 m²



LAND AREA	240 m²
TOTAL BUILT AREA	287.3m²
BEDROOMS	3
VILLA NUM	6
ROOF	105 m²
GARDEN	117 m²

LUVANDA Town House

LAND AREA	433 m2
TOTAL BUILT AREA	295m2
BEDROOMS	3
VILLA NUM	7
ROOF	107 m2
GARDEN	306 m2





 APARTMENTS



IRIS

- Apartments: 150m² – 175m²
- Duplexes: 291m²

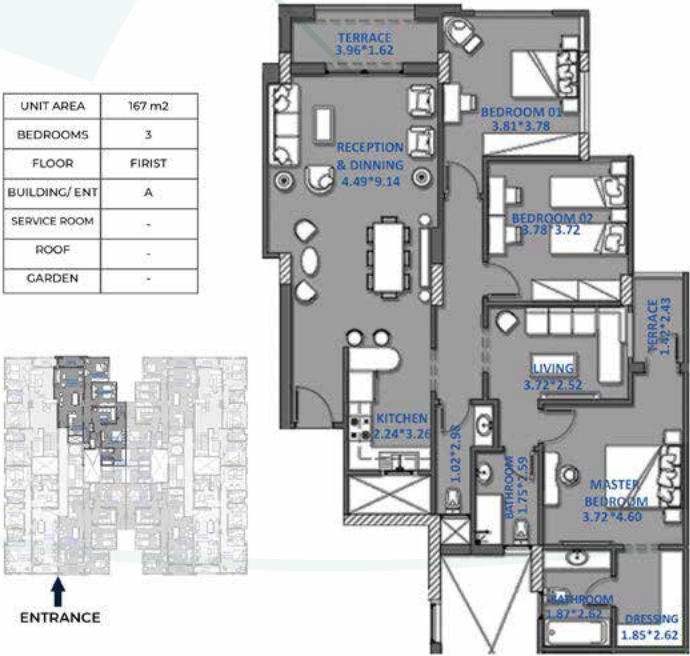
Slide Placeholder: Floor plan



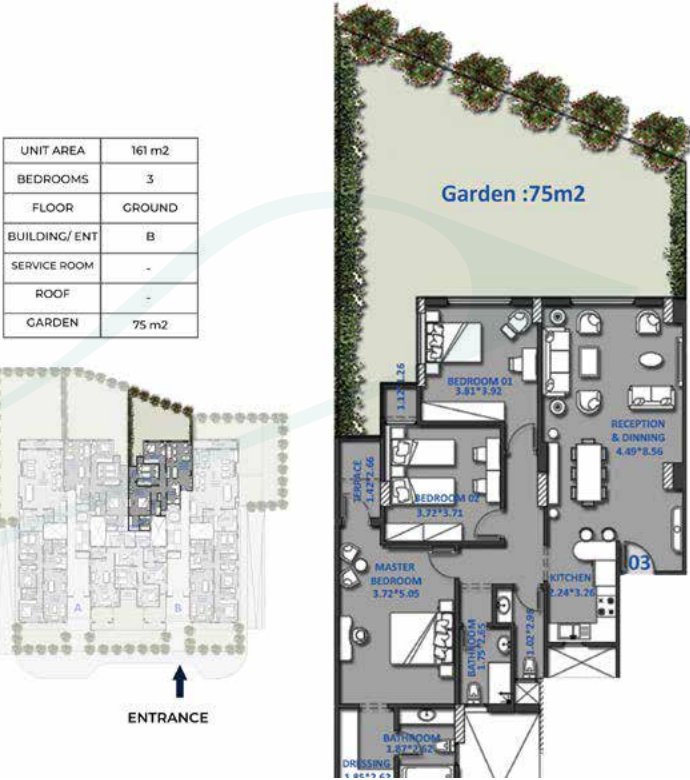


IRIS

(Typical)



(Ground)

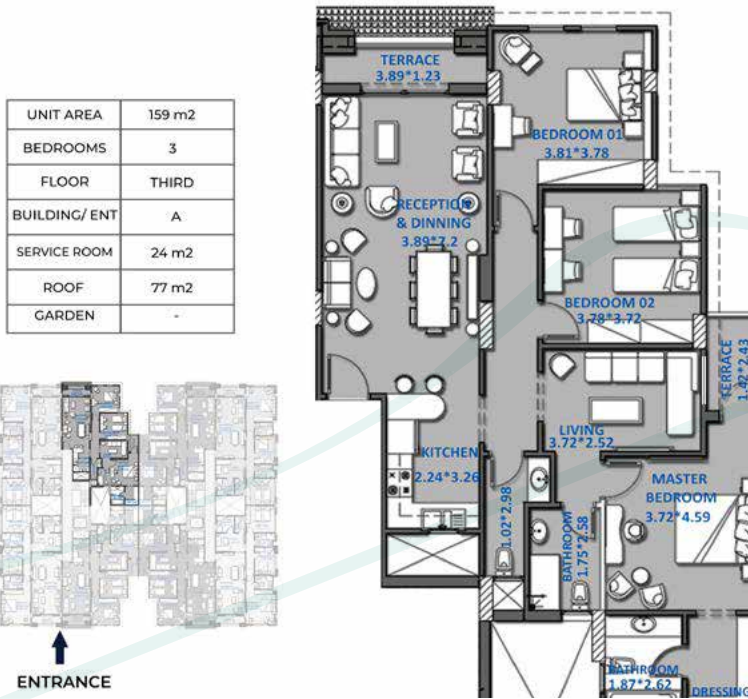


IRIS

(Typical)



(penthouse)



PANSY

- Apartments: 125m² – 207m²
- Duplexes: 235m²

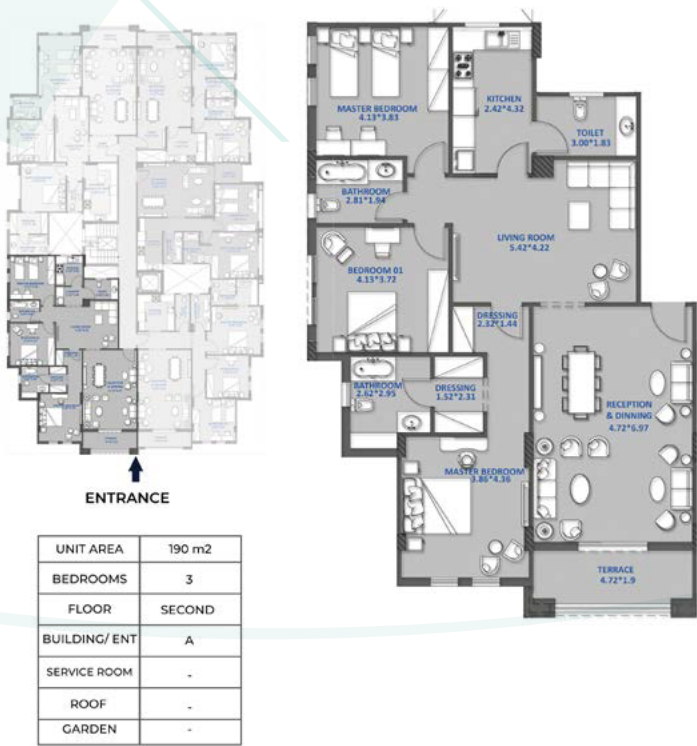
Slide Placeholder: Floor plan





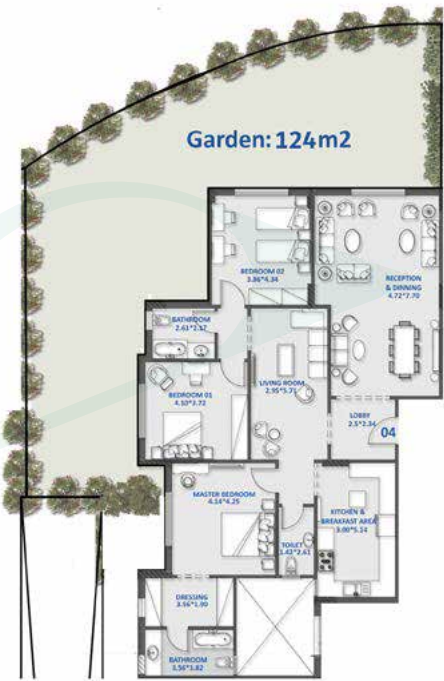
PANSY

(Typical)



(Ground)

UNIT AREA	186 m2
BEDROOMS	3
FLOOR	GROUND
BUILDING/ ENT	A
SERVICE ROOM	-
ROOF	-
GARDEN	124 m2



PANSY

(Ground)



(penthouse)



MYRTEL

- Apartments: 135m² – 177m²
- Duplexes: 279m²

Slide Placeholder: Floor plan



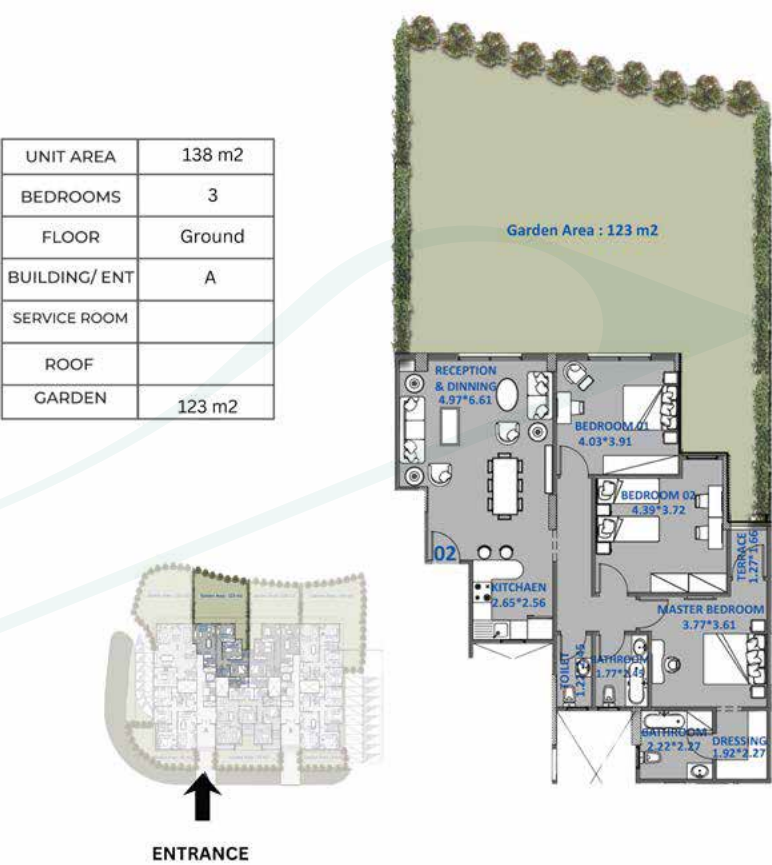


MYRTEL

(Ground)



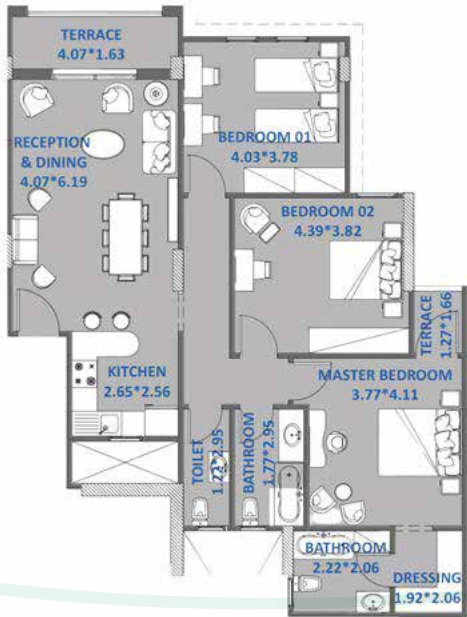
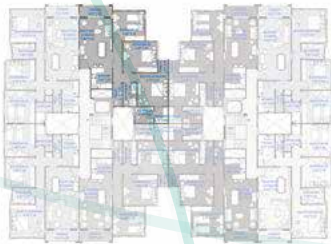
(Ground)



MYRTEL

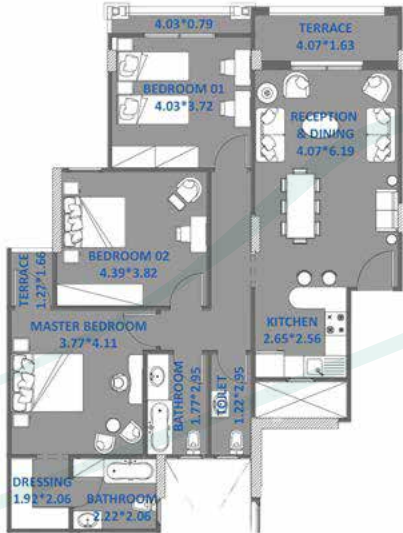
(penthouse)

UNIT AREA	147 m2
BEDROOMS	3
FLOOR	THIRD
BUILDING/ ENT	A
SERVICE ROOM	
ROOF	
GARDEN	-



(Typical)

UNIT AREA	143 m2
BEDROOMS	3
FLOOR	SECOND
BUILDING/ ENT	B
SERVICE ROOM	
ROOF	
GARDEN	-



LIRIO

- Apartments: 91m² – 191m²
- Duplexes: 290m²

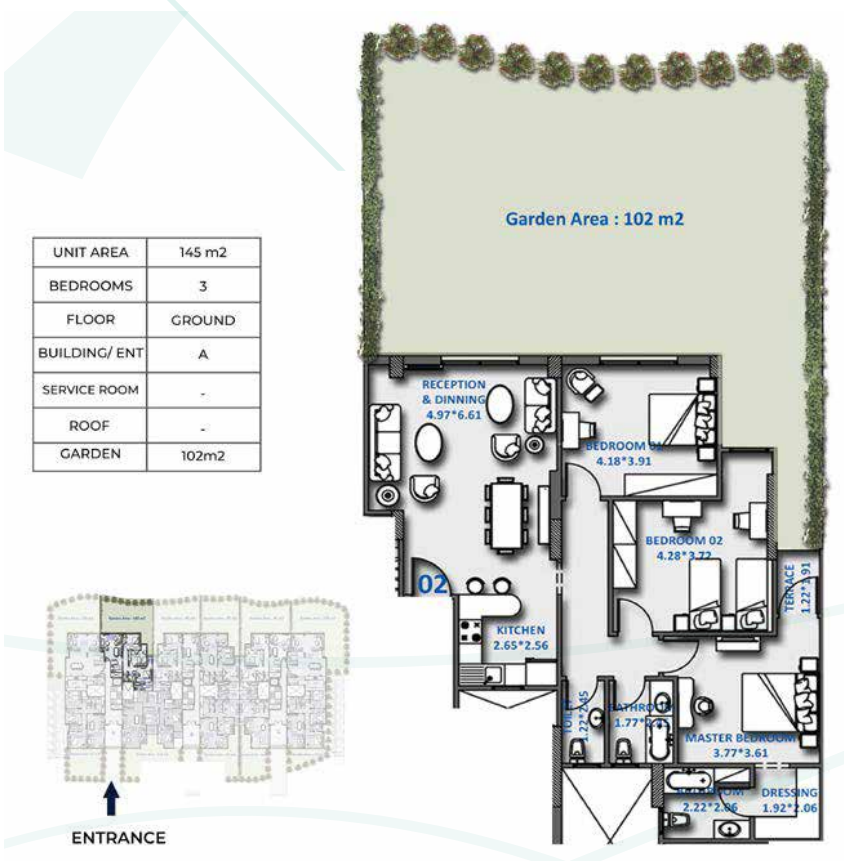
Slide Placeholder: Floor plan





LIRIO

(Ground)

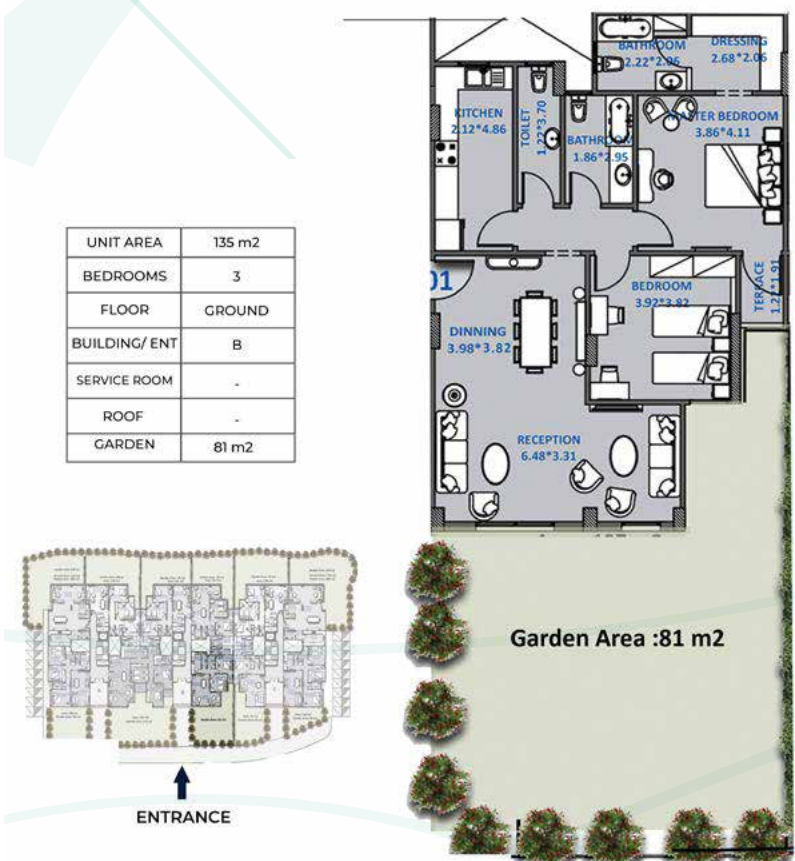


(Ground)

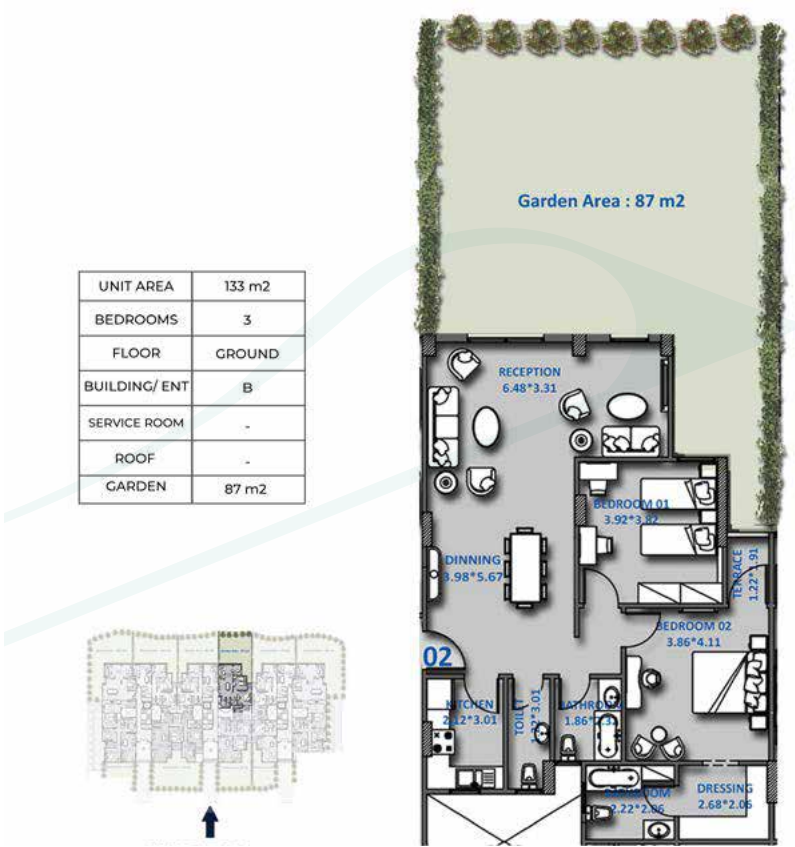


LIRIO

(Ground)

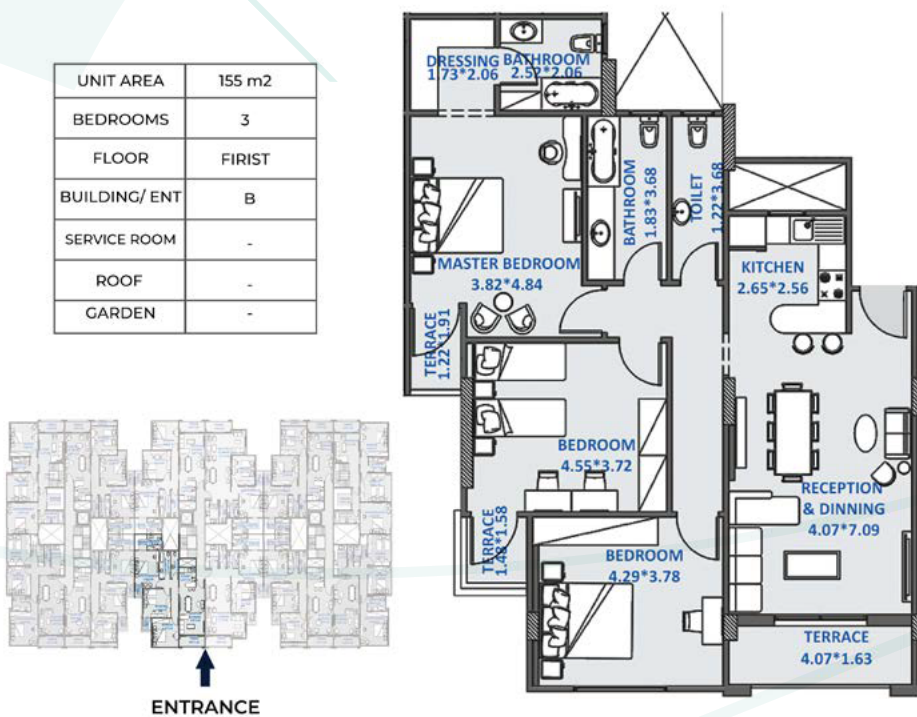


(Ground)

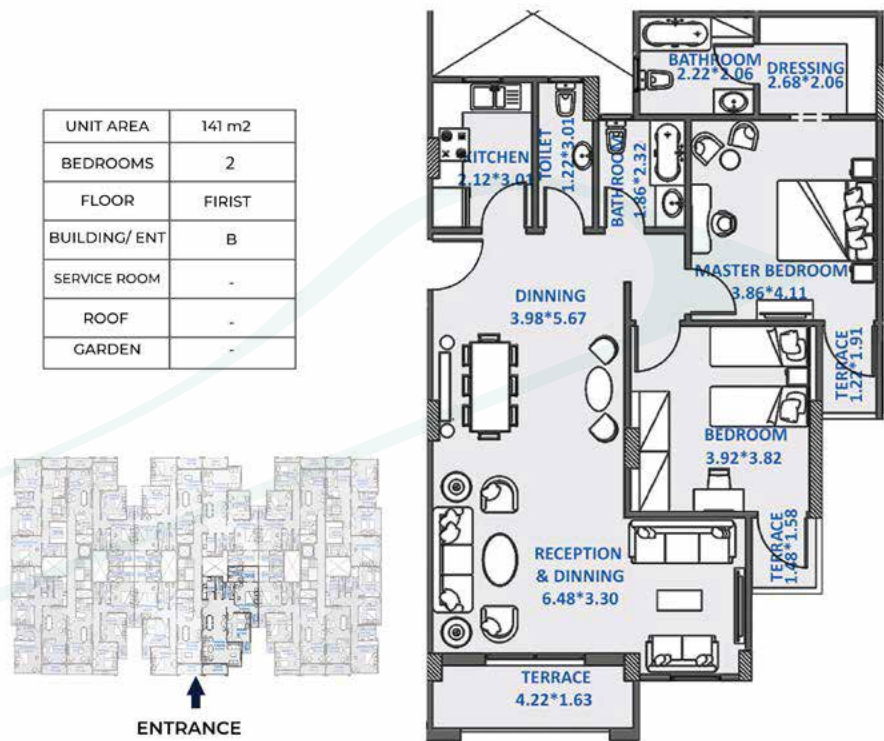


LIRIO

(Typical)



(Typical)



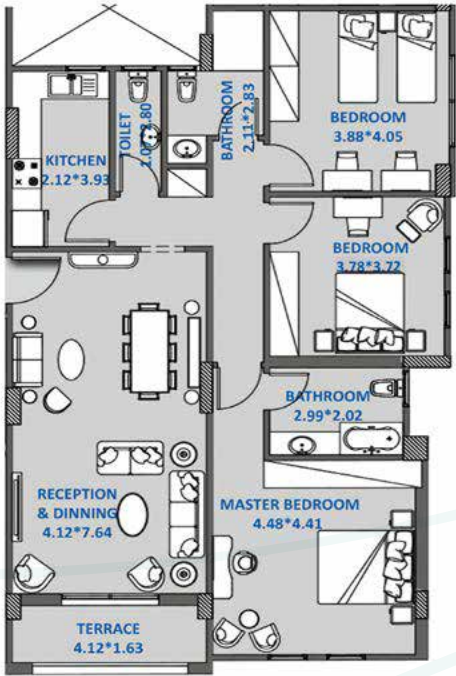
LIRIO

(Typical)

UNIT AREA	154m2
BEDROOMS	3
FLOOR	SECOND
BUILDING/ ENT	C
SERVICE ROOM	-
ROOF	-
GARDEN	-



ENTRANCE

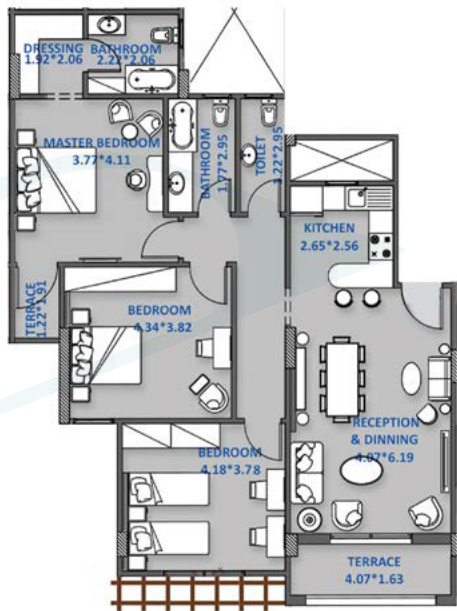


(penthouse)

UNIT AREA	152 m2
BEDROOMS	3
FLOOR	THIRD
BUILDING/ ENT	C
SERVICE ROOM	-
ROOF	-
GARDEN	-



ENTRANCE



LIRIO

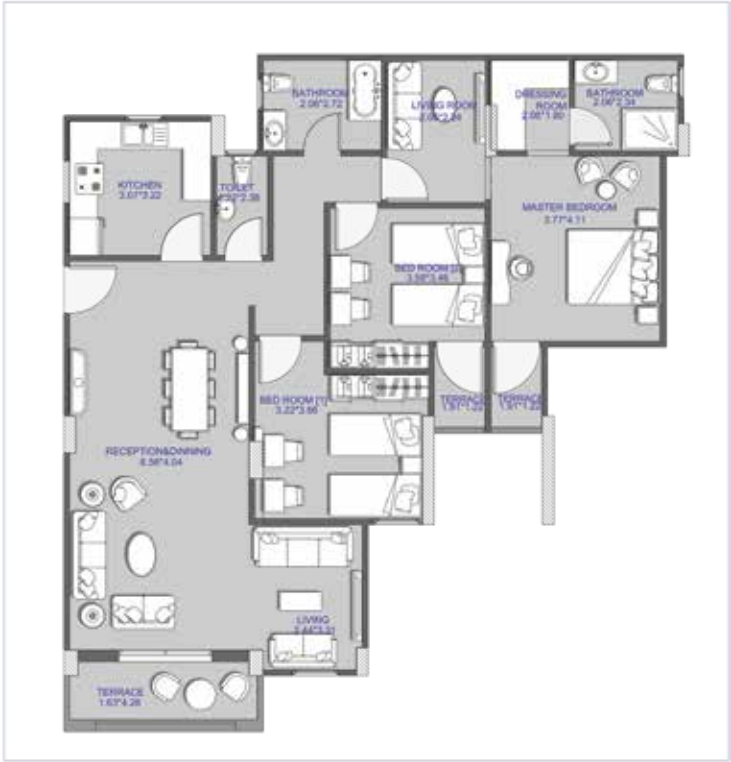
(FIRST)

UNIT AREA	175 m2
BEDROOMS	3
FLOOR	FIRST
BUILDING/ ENT	B
SERVICE ROOM	-
ROOF	-
GARDEN	-



UNIT AREA	175 m2
BEDROOMS	3
FLOOR	SECOND
BUILDING/ ENT	B
SERVICE ROOM	-
ROOF	-
GARDEN	-

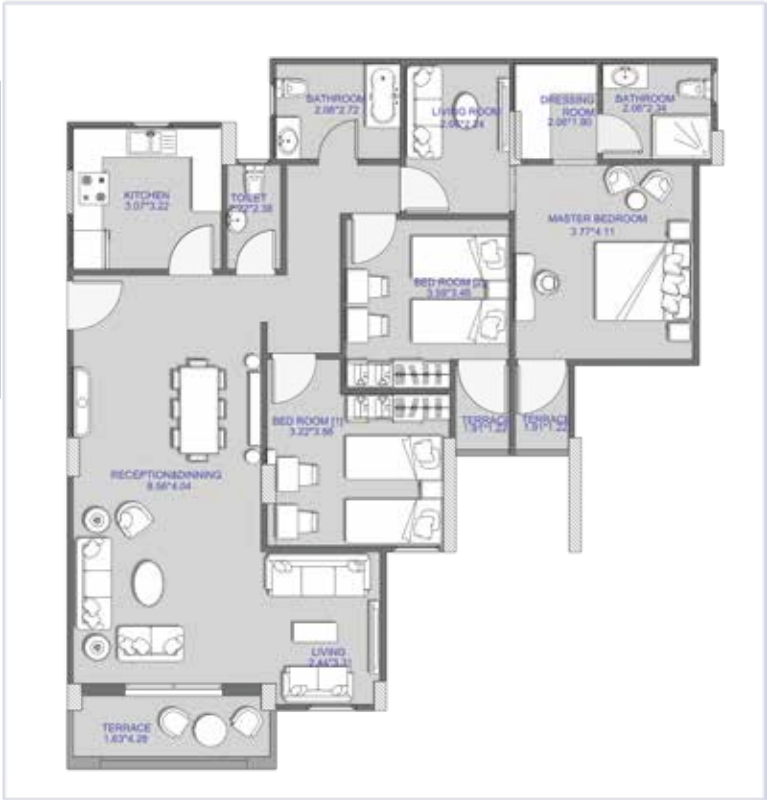
(Typical)



LIRIO

(Typical)

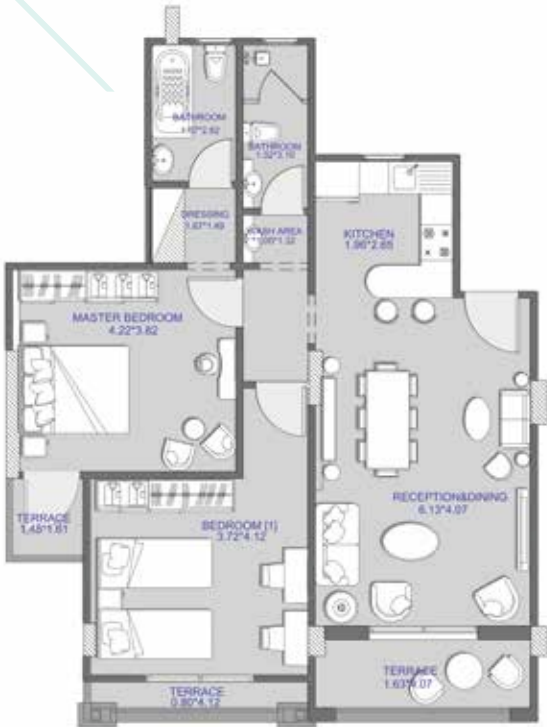
UNIT AREA	175 m2
BEDROOMS	3
FLOOR	THIRD
BUILDING/ ENT	B
SERVICE ROOM	-
ROOF	-
GARDEN	-



LIRIO

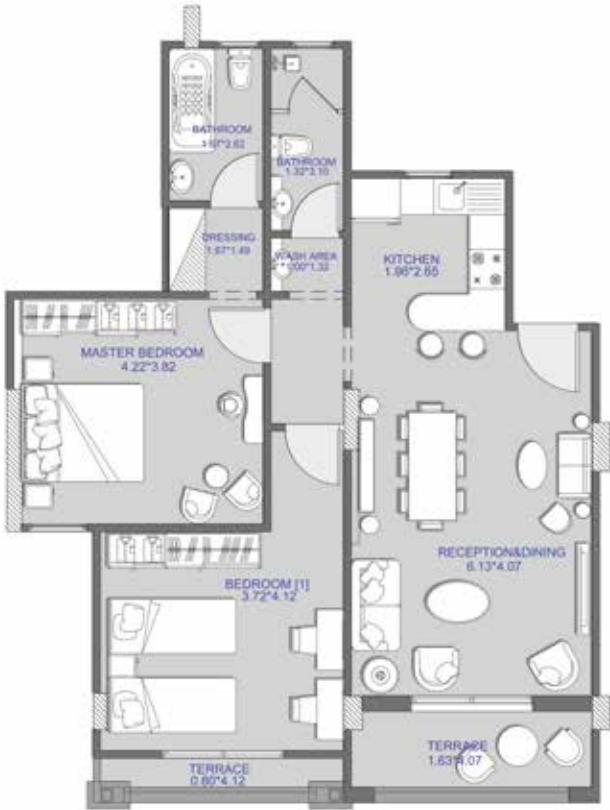
(FIRST)

UNIT AREA	118 m2
BEDROOMS	2
FLOOR	FIRST
BUILDING/ ENT	C
SERVICE ROOM	-
ROOF	-
GARDEN	-



UNIT AREA	118 m2
BEDROOMS	2
FLOOR	SECOND
BUILDING/ ENT	C
SERVICE ROOM	-
ROOF	-
GARDEN	-

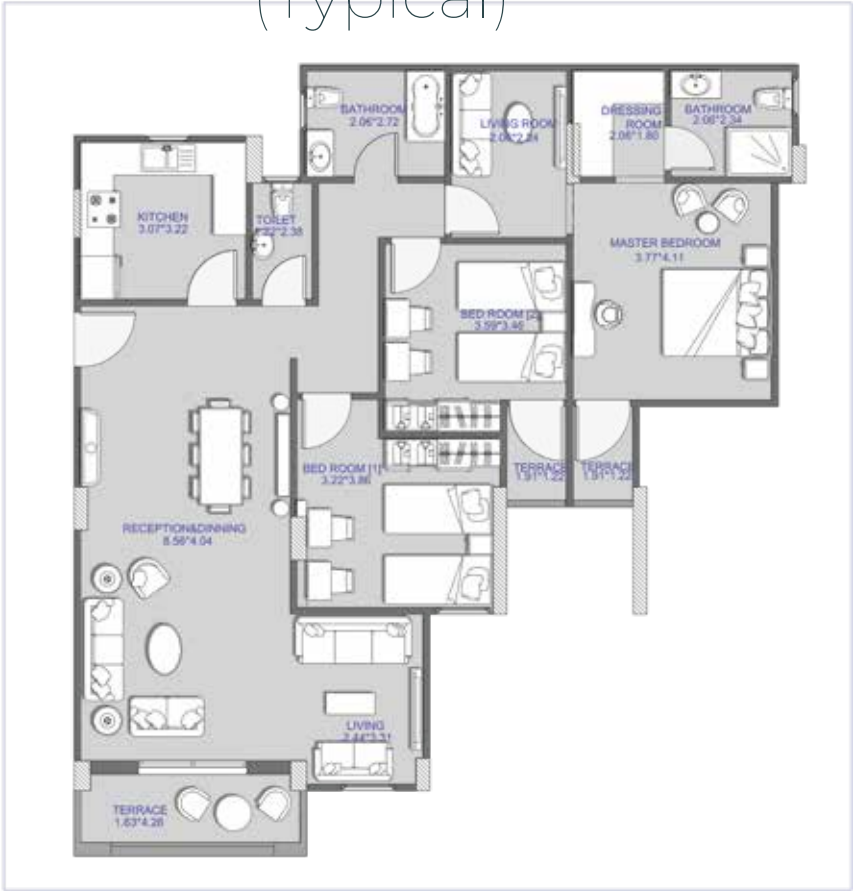
(Typical)



LIRIO

(Typical)

UNIT AREA	175 m2
BEDROOMS	3
FLOOR	THIRD
BUILDING/ ENT	B
SERVICE ROOM	-
ROOF	-
GARDEN	-





Villas

Town Middle

Unit Area including Top room

From

267.4

To

361

Total Unit Price including Roof/Garden

From

18,014,000

To

25,581,000





Villas

Town Corner

Unit Area including Top room

From

274.5

To

299.5

Total Unit Price including Roof/Garden

From

22,625,000

To

25,537,000





Apartments

Duplex With Garden

Unit Area including Top room

From

290

Total Unit Price including Roof/Garden

From

16,341,000

To

17,362,000





Apartments

Ground With Garden

Unit Area including Top room

From

98

To

161

Total Unit Price including Roof/Garden

From

5,414,000

To

9,606,000



Apartments

Typical Apartment

Unit Area including Top room

From

118

To

175

Total Unit Price including Roof/Garden

From

5,824,000

To

9,155,000



Apartments

Penthouse

Unit Area including Top room

From

145

To

185

Total Unit Price including Roof/Garden

From

8,705,000

To

11,002,000



Apartments Payment Plan

Plan 1

FROM **10%** DOWN PAYMENT | UP TO **7** YEARS INSTALLMENTS

Plan 2

FROM **10%** DOWN PAYMENT | UP TO **8** YEARS INSTALLMENTS
10% after 21 Months

Plan 3

FROM **15%** DOWN PAYMENT | UP TO **9** YEARS INSTALLMENTS
10% after 12 months, 10% after 21 months



Villas Payment Plan

FROM
15% DOWN
PAYMENT | **7** YEARS
INSTALLMENTS

SOLD OUT



Cash Discount (On Spot)

35%

Cash Discount (On Spot)

Semi-Cash Discount

Semi -cash (Percentage)

30%

Semi -Cash discount

Semi-Cash Payment

- **Semi-Cash – Over 12 Month**
35% down payment, over 12 Month.
- **Semi -cash Over 18 Month**
60% down payment, over 18 months.



Commission Structure

COMMISSION START FORM

4%

+1% INCENTIVE



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