

B*V* BROOKSVILLE

THE BROOKS

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BROOKSVILLE

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ABOUT THE BROOKS
the living experience

Natural Beauty to Infinity *and Beyond.*

The Brooks is in short, life and nature flowing in absolute harmony to dictate an unsurpassed living experience at your doorstep.

An authentic living experience, alive with natural streams and breathing terrains to refresh integrated living in the heart of New Cairo. Inhale beauty and allow the ever-flowing sound of water to teleport you into a whole new tranquil dimension where beauty abounds to awaken the senses. This is an exclusive opportunity to decelerate in floating landscapes connect with your inner self, as well as loved ones, in a destination rhythmically flowing with nature's pace beyond the conventional.

Masterplanned on 195 acres of lush land, The Brooks is an innovative outlook on nature-inspired living in the heart of New Cairo. Imaginatively designed by leading architect YBA, every aspect of The Brooks captures an abundant variety of natural gifts to reflect a harmonious aesthetic not offered elsewhere. The elemental beauty of the project lies in a flowing, blend of expansive terrains, soothing waterfalls and running streams to paint a picturesque lifestyle where exceptional views stretch to infinity and beyond.





A Natural Lifestyle, Well-Integrated *with Amenities.*

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Start your day with a brisk jog, as flowing
landscapes follow to inspire you.

Designed with residents' well-being in mind, The Brooks boasts five residential districts that directly open onto a 4 km jogging and biking track, encouraging a healthy flow and daily recreation amidst breathtaking nature. Start your day with a brisk jog, as flowing landscapes follow to inspire you, then energize with a like-minded community in a 14-acre Sports Club, offering a variety of activities, as well as training programs to awaken the athlete in you.

When the day draws to an end, head out to an elegantly appointed Club House to soak up magical views, as you indulge in refined delicacies with friends and loved ones, perfected by impeccable service. The Brooks is in short, life and nature flowing in absolute harmony to dictate an unsurpassed living experience at your doorstep.

Planned with residents' ultimate convenience and connectivity in mind, the project boasts a prime location in the lively residential neighborhood of the 5th Settlement.

The Brooks is a sanctuary of calm to respite from the stresses of city life while having direct access to the beating heart of New Cairo whenever you like. Planned with residents' ultimate convenience and connectivity in mind, the project boasts a prime location in the lively residential neighborhood of the 5th Settlement, placing your life at the intersection of leading educational establishments, vital business hubs and commercial excellence.

Nestled minutes away from the Ring Road, The Brooks is seamlessly interconnected to Cairo's main attraction points while lying at close proximity to Maadi, Nasr City, and Cairo International Airport.



*A Slice of Paradise in the
Heart of the City.*



The Martyr Corridor

Ring Road

THE BROOKS

Le Reve

Stone Park

Stone Residence Compound

Gharb El-Golf

Katameya Heights

District No 5

District No 4

District No 3

El-Diplomaseen

Gamal Abdel Nasser

West Arabella

Arabella

Talaat Harb Axis

The 3rd District

Saad Zaghloul Axis

El Katameya

BROOKSVILLE

II

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BROOKSVILLE



An Elevated Dream-like Reality

Brooksville is perched on a smartly elevated land, high above flowing streams to dictate a serene living experience not offered elsewhere.

The project not only boasts two signature villa types to redefine exclusivity but also enjoy sweeping views on a verdant garden as expansive as residents' imagination.

An Intimate Community *for the Select Few*

Brooksville introduces an exclusive interpretation of peaceful community living, thanks to a progressive vision that puts uninterrupted tranquillity and absolute privacy at heart. Mindfully designed to take in sweeping views of lush valleys inside, the project blends verdant landscaping with flowing water features across its masterplan to evoke timeless sentiments of calm.

Envisaged to foster well-being, Brooksville boasts pedestrian-friendly trails, steeped in its valley's natural surroundings to encourage daily recreation and active living in equal measure. The project also invites yoga lovers and meditation enthusiasts to repose where greenery abounds, thanks to a colourful host of wellness activities that inspire clarity of mind





Choose your Wonderland.

—

Capturing true exclusivity at its best,
The Brooks invites you to dream in colors
of nature, your style.

Call it your natural sanctuary, your gateway or your personal
retreat, your home at The Brooks is all that and much more.
Expansive living spaces, inspiring limitless luxury and a wide
variety of options, designed to inspire life.

Whether you choose to live in elevated Club Residences
where nature and top-class amenities abound or simply
want to own an opulent Villa, capturing true exclusivity at
its best, The Brooks invites you to dream in colors of nature,
your style.

An aerial photograph of a golf course, showing a winding stream cutting through the green landscape. The stream flows from the top right towards the bottom left, with several smaller tributaries branching off. The surrounding area is a mix of lush green grass and darker, possibly wooded or less-maintained areas. The overall scene is serene and natural.

A Green Vision

of

True Exclusivity.

From a bird's eye view, The Brooks masterplan looks like a natural park, dedicating unparalleled space to immaculate greenery where flowing streams cut across its heart.





L2—VILLAS

FLOORPLANS

Disclaimer: Drawings scales are as shown in their relevant pages. If no scale is shown or written, the drawing is not to scale and is intended for illustrative concept purposes. Any areas dimensions shown in this package are subject to vary within further design stages against final Architecture, Landscape design/brief, engineering requirements & municipal regulations. The final areas/dimensions shall be confirmed after conducting coordination procedures with the involved departments & consultants (e.g. Architecture - Roads - Infrastructure, etc.) to conclude the best possible outcomes as per regulations, standards and construction cost. All included calculations - found in this package - in terms of areas, locations & configurations could vary as per any change in the municipal, architecture & operators' requirements.



VILLA 80

SPEED
40
MAXIMUM



VILLA 80

SPEED
40
MAXIMUM

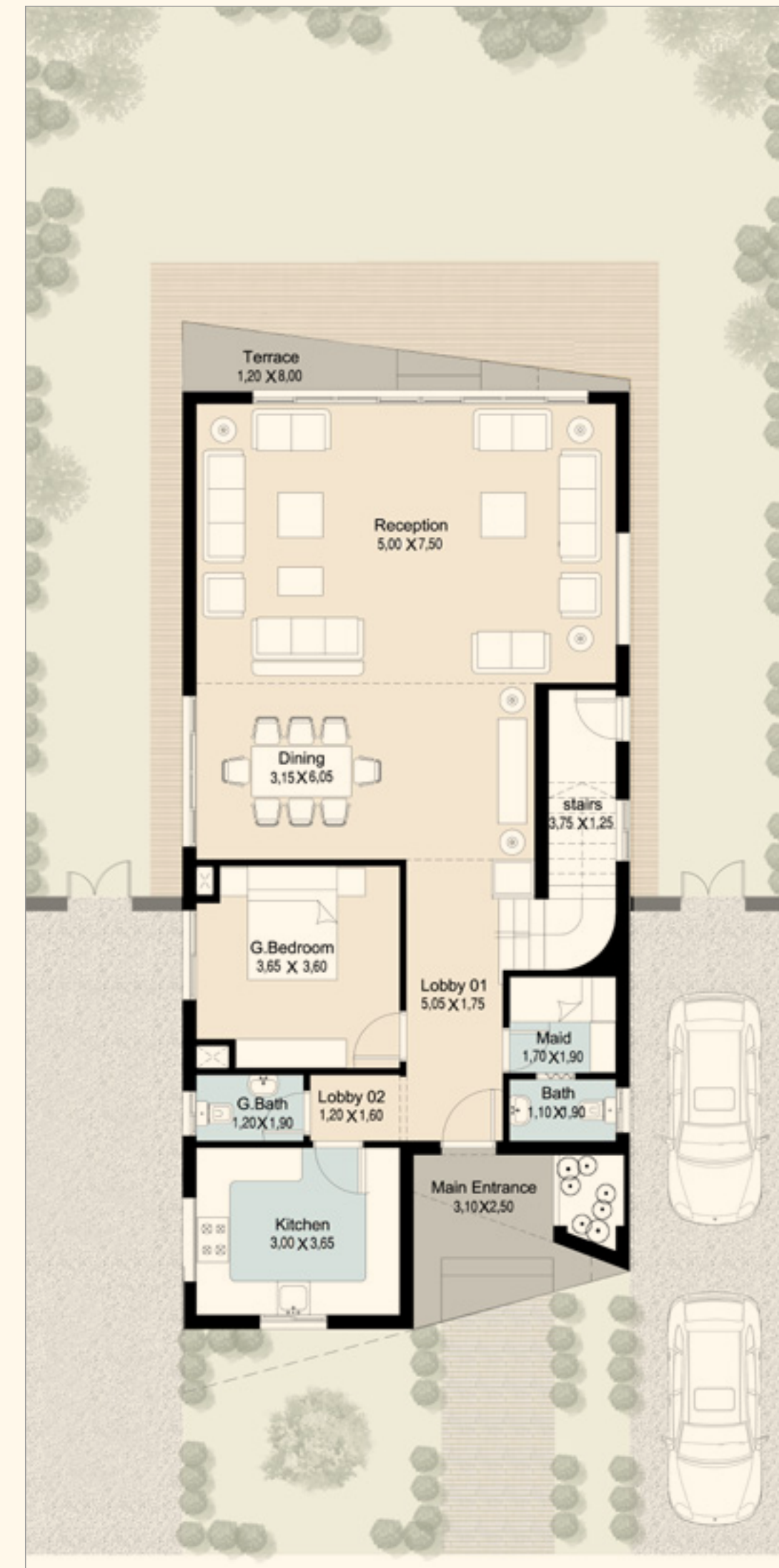


L2—VILLAS

Total Area 344 m²

Ground Floor Area 132.50 m²

| | | | |
|----------------|-------------|---------------|-------------|
| Reception | 5.00 × 7.50 | Maid Bathroom | 1.10 × 1.90 |
| Dinning | 3.15 × 6.05 | Terrace | 1.20 × 8.00 |
| Guest Bedroom | 3.65 × 3.60 | Lobby 01 | 5.05 × 1.75 |
| Guest Bathroom | 1.20 × 1.90 | Lobby 02 | 1.20 × 1.60 |
| Kitchen | 3.00 × 3.65 | Main Entrance | 3.10 × 2.50 |
| Maid Room | 1.70 × 1.90 | Stairs | 3.75 × 1.25 |

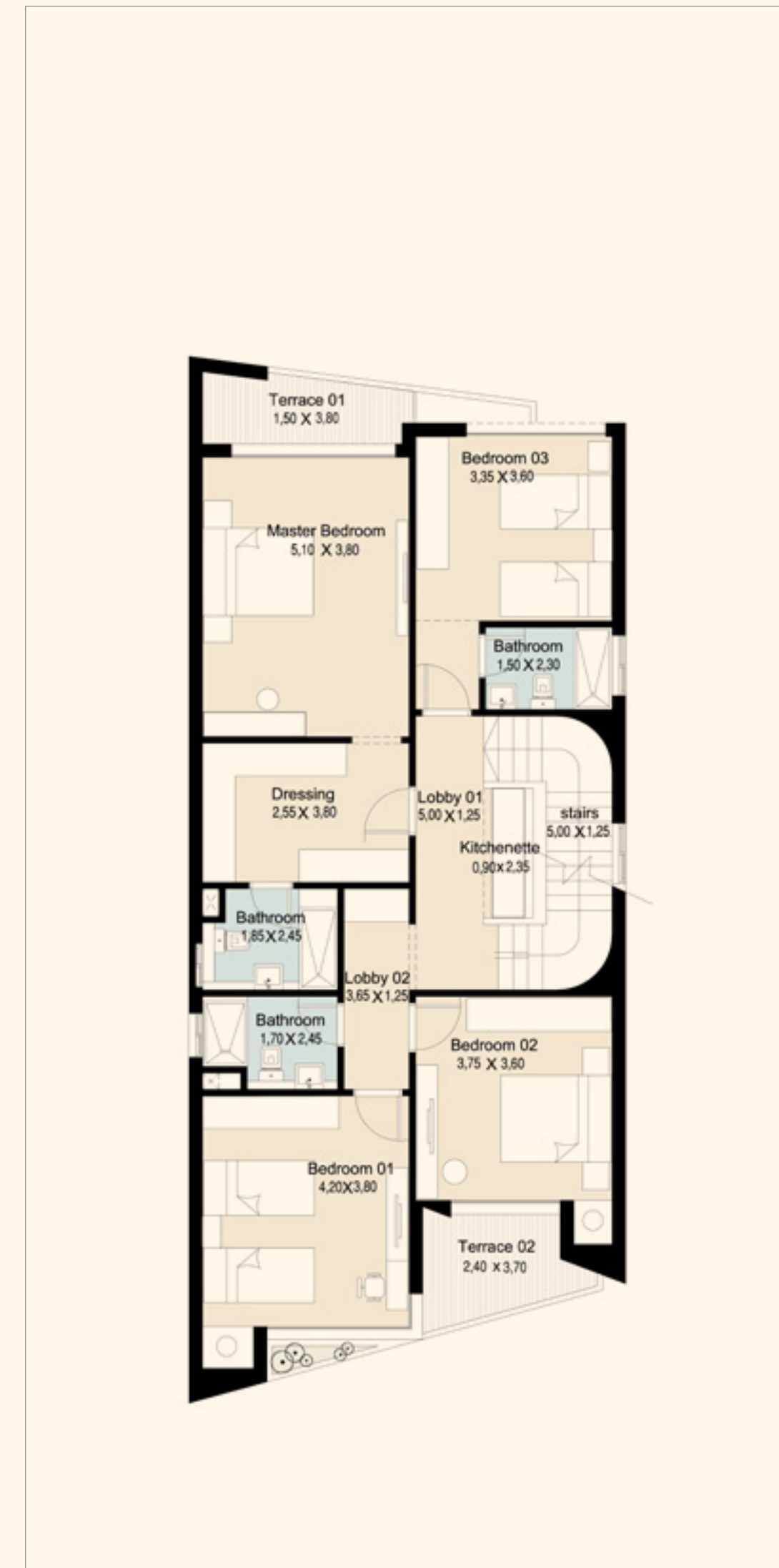


L2—VILLAS

Total Area 344 m²

First Floor Area 139.8 m²

| | | | |
|-----------------|-------------|-------------|-------------|
| Master Bedroom | 5.10 × 3.80 | Terrace 02 | 2.40 × 3.70 |
| Dressing | 2.55 × 3.80 | Bedroom 03 | 3.35 × 3.60 |
| Master Bathroom | 1.85 × 2.45 | Bathroom 03 | 2.30 × 1.50 |
| Terrace 01 | 3.80 × 1.50 | Kitchenette | 0.90 × 2.35 |
| Bedroom 01 | 4.20 × 3.80 | Lobby 01 | 5.00 × 1.25 |
| Bedroom 02 | 3.60 × 3.75 | Lobby 02 | 3.65 × 1.25 |
| Bathroom 02 | 2.45 × 1.70 | Stairs | 5.00 × 1.25 |



L2—VILLAS

Total Area 344 m²

Roof Area: 71.70 m²

| | | | |
|----------------|-------------|-----------------|-------------|
| Living Room | 3.40 × 4.35 | Master Bathroom | 2.30 × 1.60 |
| Bathroom | 2.10 × 1.60 | Roof Area 01 | 6.20 × 7.75 |
| Master Bedroom | 5.35 × 5.80 | Roof Area 02 | 5.45 × 4.20 |
| Dressing | 2.25 × 1.60 | Stairs | 4.40 × 1.25 |



OS—VILLAS

FLOORPLANS

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VILLA 80





VILLA 80

OS—VILLAS

Total Area 268 m²

Ground Floor Area 95.5 m²

| | | | |
|----------------|-------------|---------------|-------------|
| Reception | 6.85 × 6.35 | Maid Bathroom | 1.80 × 1.20 |
| Guest Bathroom | 1.90 × 1.40 | Lobby 01 | 1.75 × 3.30 |
| Kitchen | 3.15 × 3.40 | Lobby 02 | 1.40 × 3.30 |
| Guest Toilet | 1.55 × 1.40 | Main Entrance | 1.55 × 2.85 |
| Maid Room | 1.80 × 2.10 | Stairs | 1.80 × 3.30 |

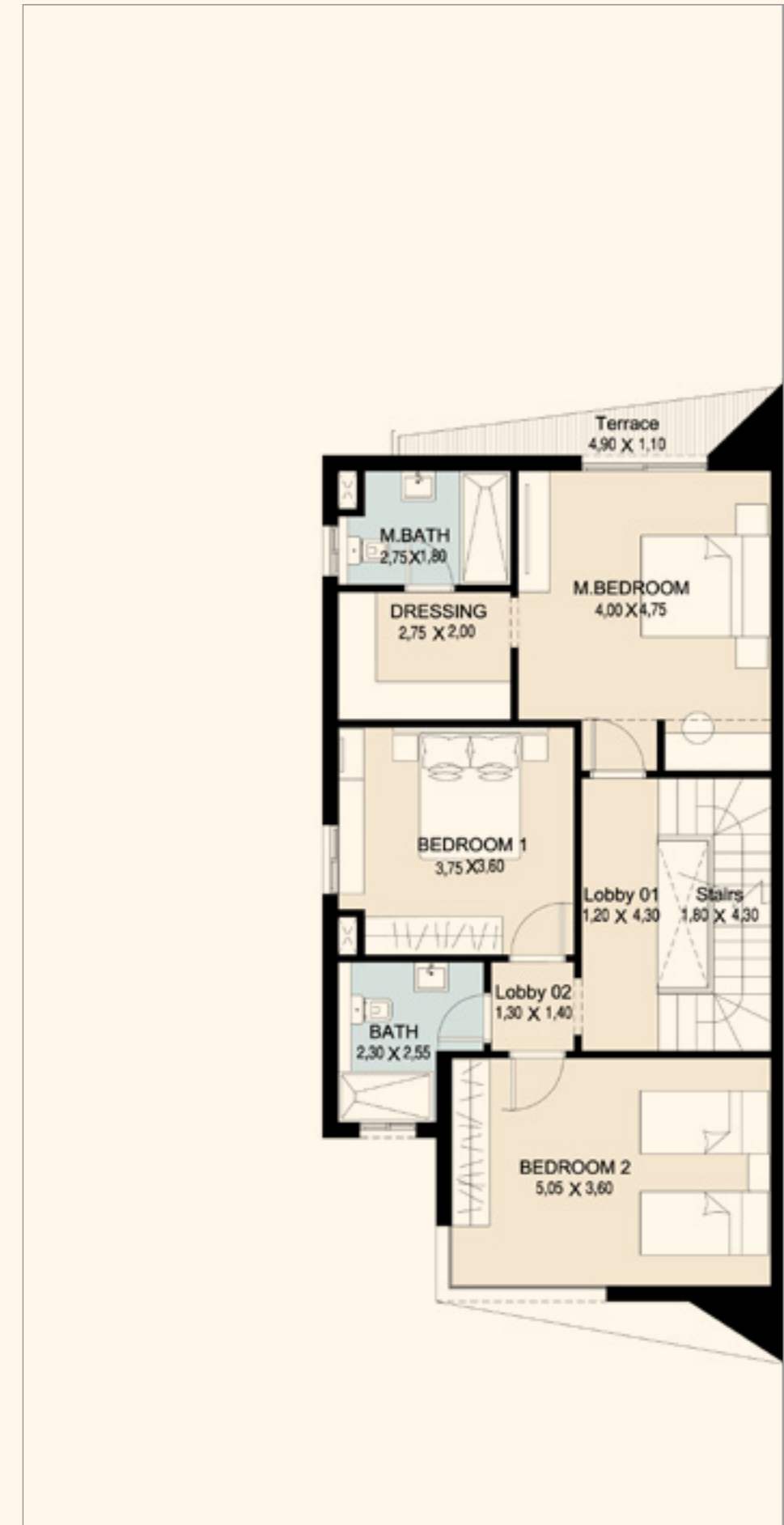


OS—VILLAS

Total Area 268 m²

First Floor Area 100.60 m²

| | | | |
|-----------------|-------------|----------|-------------|
| Master Bedroom | 4.00 × 4.75 | Bathroom | 2.30 × 2.55 |
| Dressing | 2.75 × 2.00 | Terrace | 4.90 × 1.10 |
| Master Bathroom | 2.75 × 1.80 | Lobby 01 | 1.20 × 4.30 |
| Bedroom 01 | 3.75 × 3.60 | Lobby 02 | 1.30 × 1.40 |
| Bedroom 02 | 5.05 × 3.60 | Stairs | 1.80 × 4.30 |

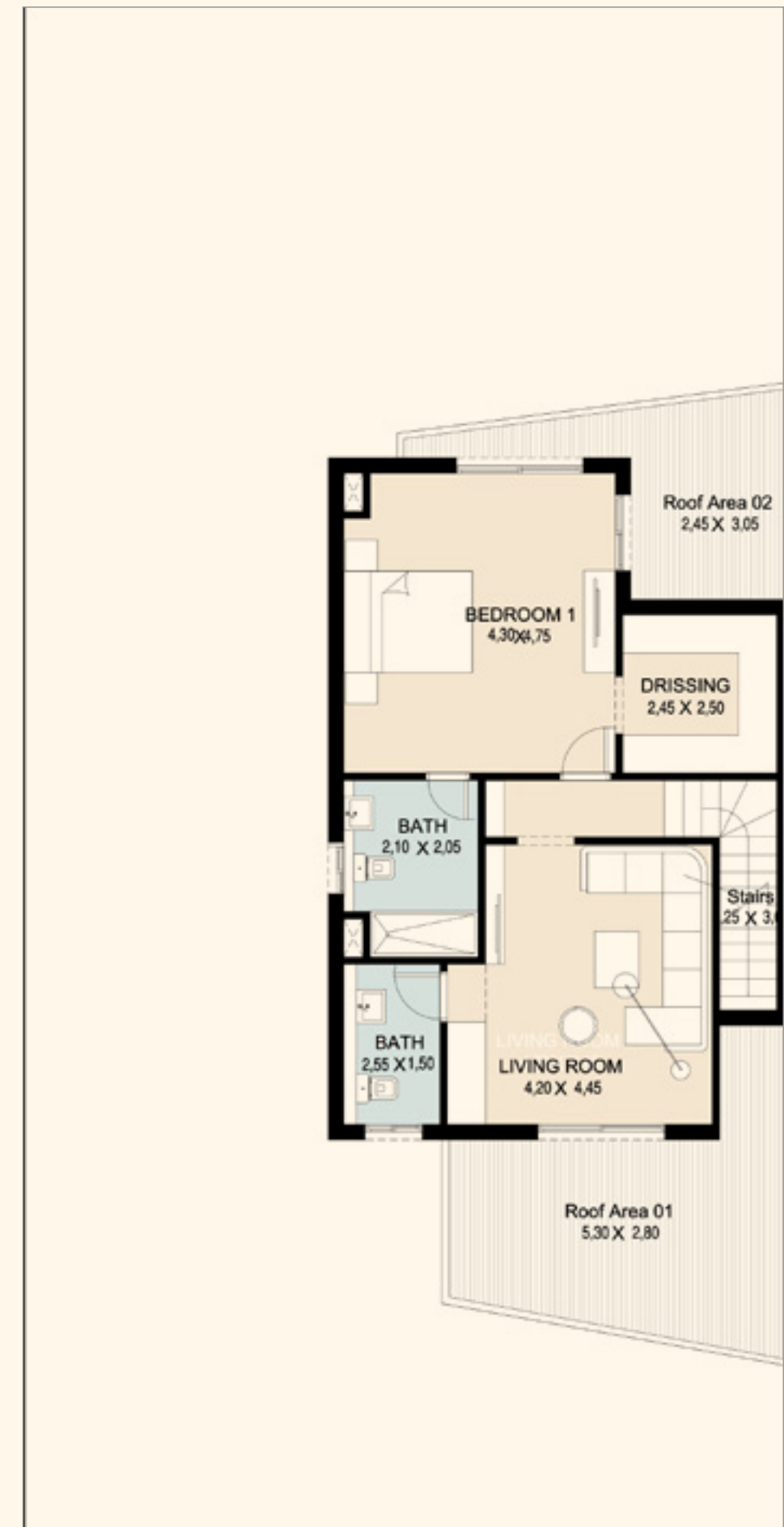


OS—VILLAS

Total Area 268 m²

Roof Area: 71.80 m²

| | | | |
|-----------------|-------------|----------------|-------------|
| Master Bedroom | 4.30 × 4.75 | Guest Bathroom | 2.55 × 1.50 |
| Dressing | 2.45 × 2.50 | Roof Area 01 | 5.30 × 2.80 |
| Master Bathroom | 2.10 × 2.05 | Roof Area 02 | 2.45 × 3.05 |
| Living Room | 4.20 × 4.45 | Stairs | 1.25 × 3.65 |



The Developer

Since its inception in the market, PRE has gained a trusted reputation for its multidisciplinary expertise in the financial, and industrial sector, in addition to real estate development and construction. The company aims at reimagining integrated living from an innovative perspective to deliver exceptional communities that not only enrich the lives of its residents, but also inspire personal growth and natural harmony at every touch point.

PRE's track record of successes include an impressive portfolio of residential developments in prime locations across Egypt -from city to sea - including Stone Residences, New Cairo, Hadaba, 6th of October, Jebal Sokhna and finally The Brooks in the 5th Settlement. The company's commitment to world-class quality, refined architecture and best in class amenities has resulted in 2790 satisfied clients, served by 156 dedicated employees in 5 branches to generate 8 Billion EGP in sales, as well as a timely delivery of 790 units.

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Relive.

YBA Architects.

Yasser Al Beltagy Architects (YBA) was established in 1995, in Cairo, Egypt. Led by the founder and chief architect Yasser AL-Beltagy.

YBA is a leading multidisciplinary design firm that covers a wide range of specialties and services: architecture, urban, landscape, and interior design.

Over the years, YBA has worked on more than 1,200 projects that range from residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial projects. YBA's extensive collective experience and attention to detail has resulted in unexpected, inspirational, and trend-setting design solutions. Moreover, YBA won 26 global awards out of 33 competitions. At YBA, our work is driven by the full understanding of our clients' needs and our belief that every building should be unique in its nature. Our aim is to design spaces which consider both the aspects of concept and context equally so that when the bigger picture is taken into consideration the harmony of both speaks volumes.

YBA



Sales Offices

Point 90, New Cairo.

Stone Residence, Ring Road, New Cairo.

Hadaba, 6th Of October.

Jebal, Sokhna.

Head Office

165 Orouba St., Salah Salem, Cairo.

P
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HADABA
6th of October

Jebal
EL SOKHNA

STONE Residence
NEW CAIRO

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