

IVY.

UNPARALLELED
LIVING EXPERIENCE,
UNBOUNDED BY
NATURE.

ABOUT THE DEVELOPER.

NG

The G developments and NG developments boast an expansive history of more than 45 years of incredible experience being the mastermind behind the development of many successful and remarkable projects inside and outside of Cairo.

With distinctive and already loved projects such as Hacienda Red, Einbay el Sokhna, Ein Bay Resort, City view, Newgiza, Seashell, The G Hotel and Playa North Coast- The G and NG developments create catered communities for life.

NEWGIZA

seashell

THE G

P L A Y A

EINBAY

EL EIN RESORT





INTRODUCING IVY.

NATURALLY, DISTINCTIVE.

Expansive, elevating and evergreen, IVY takes shape as a beautifully tree-lined neighborhood, capturing a harmonious living experience of sophisticated spaces in tune with the natural world. In fact, the name stems from nature, being inspired by all that is natural, verdant, and true.

Located on the city's prominent west side, with its unique location on the cusp of New Zayed and the entrance of the new Sphinx City. IVY is envisioned as a lush interlude from the city life, with a breathing masterplan that is defined with its shades of green and with its verdant parks and manicured gardens, spanning across a 17 acre lake.

Distinctive architecture makes way for proportion and detail, delivering spaces that are personal, adaptive and entirely sophisticated, with comfort at their core. Life here brings the optimum in natural beauty inside every home while ensuring idyllic scenery following you wherever you go. IVY invites you to come one with nature in a tranquil reality that changes with every season.

ON THE CUSP OF NEW
ZAYED & SPHINX CITY



SPHINX AIRPORT	3 min.
SHEIKH ZAYED	10 min.
DOWNTOWN	25 min.
HELIO AND EAST OF CAIRO	45 min.

A STRATEGIC LOCATION
ACCESSIBLE FROM:

- CAIRO ALEX ROAD.
- ROD EL FARRAG ROAD.
- 26TH OF JULY ROAD.

IVY.



NEVER FEEL FAR AWAY. CONNECTED, EXCLUSIVE, EXPANSIVE.

Connectivity is made simple with Ivy's prime location and six different entrance points, with proximity always being in mind being located mere minutes away from Sphinx Airport. Strategically located near the highly accessible Road El Farag Axis connecting Ivy with Downtown, Heliopolis and East Cairo. It is also connected to the new high speed train stations which connect you to the North Coast or Red Sea.

A black and white photograph of a park scene. In the foreground, a body of water reflects the surrounding trees and foliage. A path runs along the water's edge, where a person is jogging and another person is riding a bicycle. The background is filled with dense trees and foliage. Overlaid on the image is large, light blue text.

INSPIRED BY
ALL THAT IS
NATURAL,
VERDANT AND
TRUE.

IVY.

LUSH PARKS SPAN ACROSS 17 ACRE LAKE.

Every aspect of IVY is carefully designed to amplify breathtaking scenery, thanks to a safe walkability concept, perfected by interconnected lush parks that allow residents to enjoy nature on foot or on micro mobility alternatives.

The elemental edge of the neighborhood lies in a sustainable alchemy that combines open landscapes with cool shaded areas for daily recreation and community interaction while maximizing views across a 17 acre lake, ideal for unwinding or memorable gatherings of friends and family.

IVY sets new standards in naturally-inspired living with landscapes that smartly respond to climate, providing natural cooling and air filtration for a healthier lifestyle.



AN AUTHENTIC
BALANCE
BETWEEN LIFE
AND NATURE

IVY.

IVYPARK SPORTS CLUB.

The **IVYPARK SPORTS CLUB**, offers you the chance to embark on a journey of healthy and holistic living, making way for better choices and lifestyle plans ahead. The lush park spans across rich land with a 17 acre lake; making it the largest private club on the west side. The park boasts a foliage of open spaces and natural beauty, children's' playgrounds, areas for barbequing, pet-friendly zones, dog parks and swimming pools.

With a range of water activities including pedalo, paddle boarding, kayaking and rowing- you're sure to be entertained and thrilled for hours on end taking in the expansive beauty of the magnificent lakes. Extensive land makes way for tracks and beautiful pathways for running, walking and cycling.

For the more relaxed type; If you're in the mood to get pampered, take a staycation at Ivy's exclusive boutique hotel featuring a breathtaking rooftop bar, pool and gym.



A young person wearing a grey helmet and a dark t-shirt is riding a scooter on a light-colored concrete surface. The person is leaning forward, and their shadow is cast to the left. The background is a dark, solid color. Overlaid on the image is large, blue, serif text that reads "ENCOURAGING THE YOUTH OF TODAY." The text is centered and spans across the middle of the image.

ENCOURAGING
THE YOUTH
OF TODAY.

A black and white photograph of a student from behind, wearing a light-colored jacket and a large backpack, walking away from the camera.

IVY.

EL ALSSON BRITISH & AMERICAN INTERNATIONAL SCHOOLS

El Alsson British and American International Schools has multi/internationally accredited school features academic programs for students. The School's vision is indeed centered on developing successful 21st century citizens. The school continues to go from strength to strength since opening in 1982.

The directors, who are educators themselves along with their dynamic and dedicated staff team continue to be committed to school improvement and pride themselves in providing high quality, broad and balanced education; taking the best from international systems whilst still ensuring students know where they come from and who they are; encouraging the youth of today to think for themselves and ultimately to be a positive force in the changing world.

The schools are accredited by The North Central Association Commission on Accreditation and School Improvement (NCA CASI); British Schools of the Middle East (BSME); and the UK Department for Education through British Schools Overseas (BSO).



EL ALSSON SCHOOL
Since 1982

El Alsson
British & American
International Schools
NEWGIZA





THE EVOLUTION OF YOUNG & ENTHUSIASTIC LIVING.



IVY.

A LIVELY DOWNTOWN.

Ivy's downtown area comes to life to deliver inner-city convenience. From full-line supermarkets to a selection of cafes and specialty retailers, there's every ingredient for entertaining at home and every choice when there's no time to cook. Ivy brings you a life of no traffic and stress, leading to a peaceful more relaxed lifestyle.

Inspired by its cosmopolitan community, Ivy prides itself on its diversity in culinary experiences ranging from park-casual eateries, cafes and restaurants serving up tastes from around the world. An abundance of parks and gardens offer a cool green escape from the city's hustle. An ever-changing seasonal landscape of towering trees, ornamental lakes, walkways, and flower filled designs are a breath of fresh air for a modern city.





WHERE
LIFE COMES IN
ALL SHADES
OF GREEN.

IVY.

BOUTIQUE RESORT LIVING.

IVY's Boutique Hotel offers a variety of mesmerizing open-view accommodations and comfortable interiors where exceptional details speak volumes; designed to provide guests with an enjoyable and unique experience.

The hotel features a wide range of restaurants and experiences that will allow guests to immerse themselves in bespoke refinement without leaving the area.





CONTEMPORARY
ARCHITECTURAL
FINESSE.



IVY.

DISTINCT MODERN ARCHITECTURE.

Ivy takes a significant step forward in the evolution of young and enthusiastic living. Created for exceptional individuals yearning to create a beautiful life of independence and family-centered living. A statement of quality, livability and comfort; Ivy shapes the fabric of a like-minded and vibrant community flourishing with **fully finished units**.

At Ivy, you will find a refined collection of residential and social spaces that are seamlessly integrated to create a tranquil and welcoming environment for its residents. There are also plenty of commercial spaces and parks, as well as a variety of activities and facilities that will keep you entertained and active. The community is designed to be a place where connection is encouraged and where life can truly be celebrated. Ivy's design is based on the concept of contemporary architectural finesse, with a modern twist on traditional style. It features sleek lines and earthy materials that create a unique and welcoming environment for its residents. The community is designed to be a place where people can connect and feel valued. Ivy also aims to inspire wellbeing by providing a safe haven for those seeking high energy levels.

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TIMELESS DESIGNS,
NATURALLY DISTINCTIVE
— IVY HOMES

VILLAS

IVY.



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TWINHOME PLUS

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