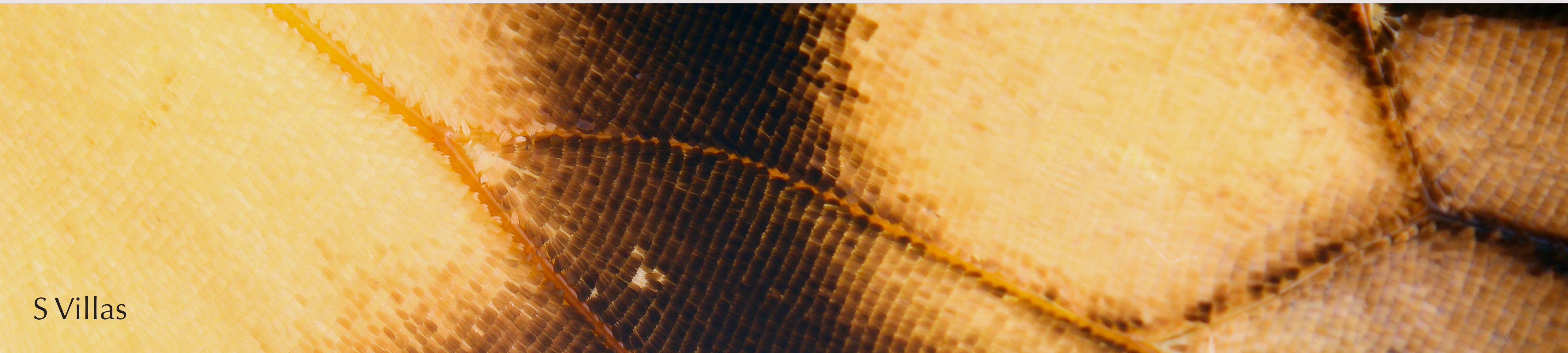


B

THE BUTTERFLY

A Statement of Beauty.





There's a place where wings boldly flutter to spread infinite color, evoking an exclusive air of freedom while immersing you in ultimate sophistication and class.

B

Welcome to The Butterfly.

Inspired by the intricate precision and captivating beauty of butterflies, The Butterfly introduces a close-knit neighborhood in the very heart of Mostakbal City, alive with natural patterns and mindful possibilities, enhancing the quality of your life.

By blending efficient design with contemporary comfort, your home here embodies an innovative era of luxury living where refined aesthetics harmoniously converge with charming progression to mark a new chapter of positive change.



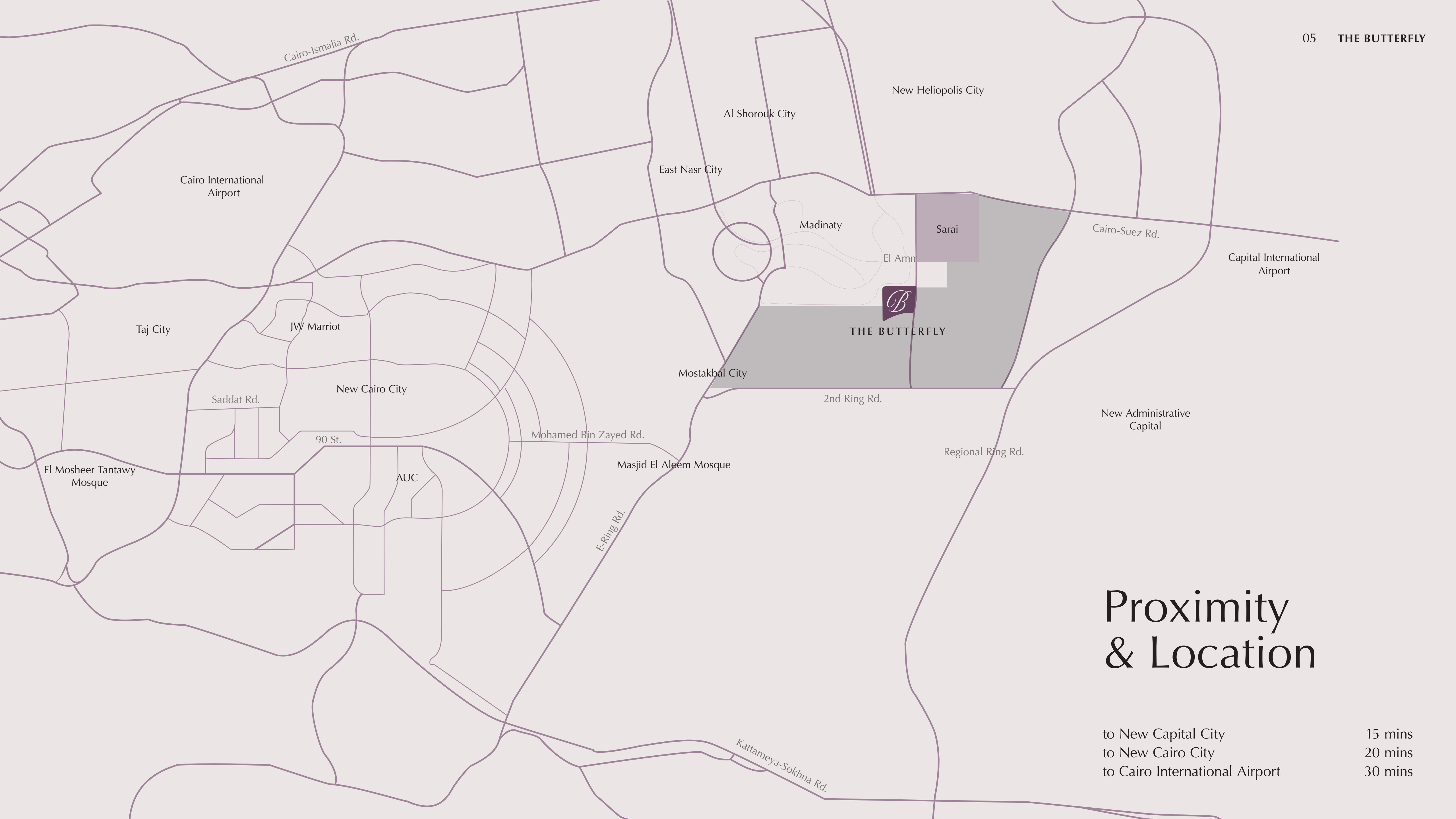


In the Heart of It All.

The Butterfly is thoughtfully planned with your ultimate privacy and convenience in mind, placing your home at the intersection of El Mostakbal City Boulevard's vibrant happenings while granting you the exclusivity to enjoy uninterrupted peace of mind. The Butterfly is located on Cairo-Suez Road and Mohamed bin Zayed road which connects New Cairo and New Capital city together. Ideally situated between New Cairo's Golden Square and The New Administrative Capital, offering seamless access to Road 90, Egypt's top-educational institutions, and the New

Capital's International Airport, as well as its central monorail station. The iconic destination also lies at very close proximity to Al Ein El Sokhna and can be directly accessed via the Middle Ring Road and the Regional Ring Road.

Residents get to enjoy the best of all worlds, thanks to living in Mostakbal City which promises elevating experiences for the whole family while offering a select host of worldclass facilities at their doorstep.



Proximity & Location

to New Capital City	15 mins
to New Cairo City	20 mins
to Cairo International Airport	30 mins

Butterflies Are Nature's Best-kept Secret.



They Remind Us What
a Gift It Is to Be *Alive*.

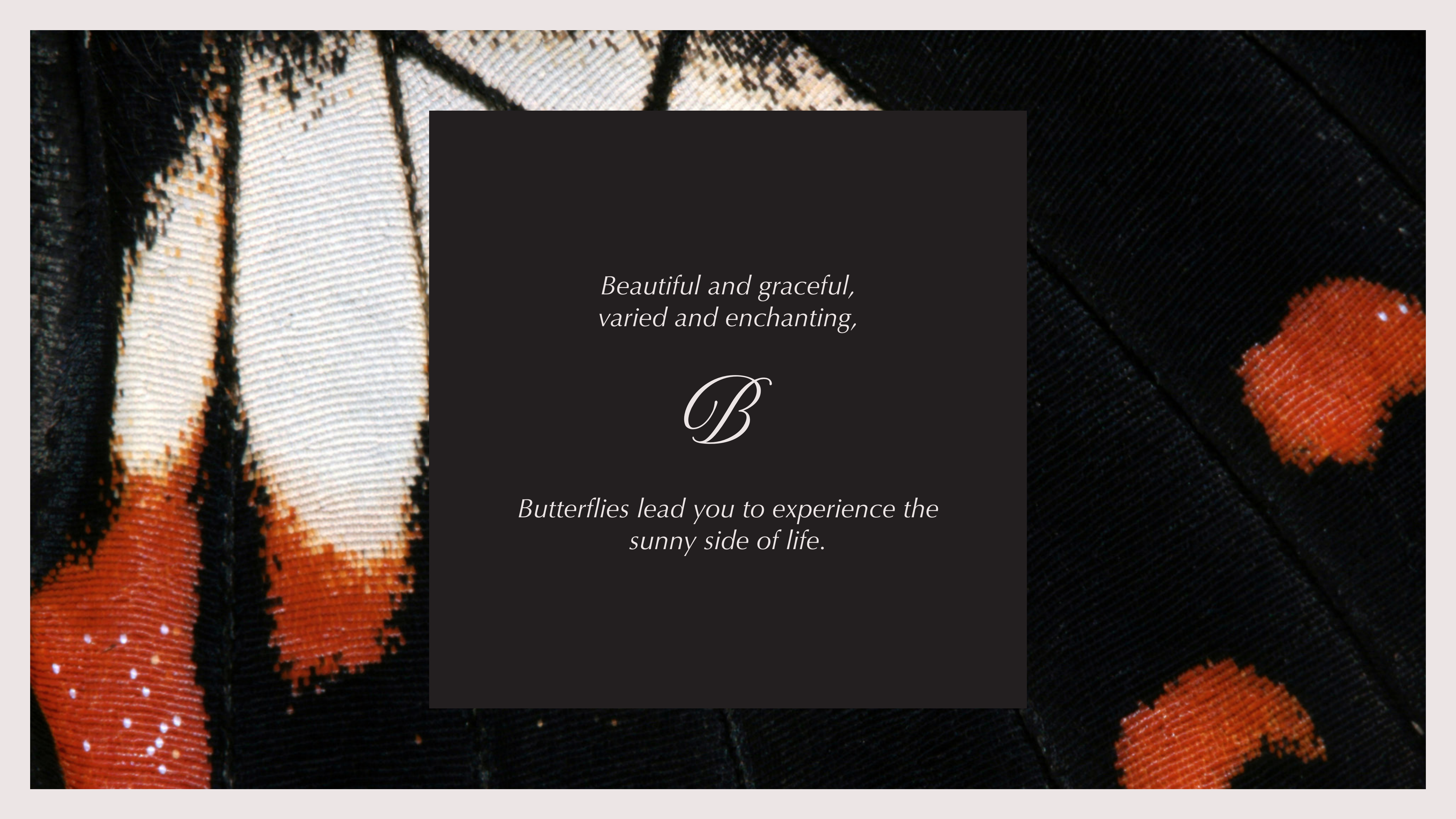
Introducing The Butterfly

Expertly master-planned over 200 acres -just a few steps away from El Mostakbal City's lively boulevard-, The Butterfly presents a refined lifestyle with its charming ambiance where beautifully landscaped surroundings inspire meaningful connections and timeless peace of mind.

Boasting a unique indoor-outdoor philosophy, your home here is a natural sanctuary of calm, perfected by water-front living and generous vistas of greenery, breathing inside the comfort of your living room. Paying tribute to the Mediterranean's sophisticated architecture, The Butterfly is a masterpiece by design with its rustic elegance and warm, earthy tones that seamlessly blend with the tranquil environment to dictate an aesthetic reality, larger than life.

A Refined Lifestyle in Nature's Embrace.





*Beautiful and graceful,
varied and enchanting,*

B

*Butterflies lead you to experience the
sunny side of life.*

Water-front Living.

The Butterfly dares to break free from the traditional concept of urban ordinary, thanks to a mindful artistry that magnifies the beauty of nature at every touch point while enveloping residents in pristine water-front views, stretching to infinity and beyond.

Life at The Butterfly promises a unique blend of luxury, community and breathtaking nature, ensuring an enriching lifestyle for all homeowners alike. Here, waking up to endless possibilities of relaxation and recreation at your doorstep is as simple as sharing a cup of good coffee with like-minded friends. The project's centerpiece is a shimmering water body enhancing the destination's aesthetic appeal while inviting residents to unwind under the golden sun or simply spend their days creating water-filled memories with loved ones. The elemental edge of The Butterfly lies in a resort-like ambiance where uninterrupted peace of mind meets uplifting vibes for ordinary days to feel like a memorable getaway.

Water-Front Beauty Exclusively Yours.



Sustainability.

The Butterfly is masterfully designed in absolute harmony with natural surroundings. By paying tribute to the generosity of Mother Earth while adopting the latest in eco-friendly practices, the destination ensures a healthy environment that preserves natural resources for generations to come.

From solar street lighting and sustainable amenities to efficient waste management system and water recycling, The Butterfly embodies an ever-green blueprint where communities thrive, alongside nature.

An Eye on Ever-green Living.



Transforming Everyday Ordinary
into Memories of a Lifetime.



Flowing Worlds of
Relaxation and Recreation
at Your Doorstep.

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A Distinct Architectural Language.

Inspired by Mediterranean Serenity.

Every aspect of The Butterfly has been carefully designed to capture the pure elegance of Mediterranean architecture which seems to blend the natural with the man-made to create a timeless aesthetic that captivates the senses.

Your home boasts sun-weathered stone facades and terra-cotta-tiled rooftops, cascading gracefully to offer shelter and shade while maximizing views on open

lush landscapes and flowing water-front views. By blending functionality with best-in-class comfort, every unit type at The Butterfly is a spacious extension of natural surroundings, absorbing the pace of unhurried tranquility while paying tribute to sophisticated luxury where craftsmanship and attention to detail promise to inspire a deep sense of belonging.



Where Days Come Alive in
Colorful Patterns and Exceptional
Details to Revive Your Being.



Public Parks

The Butterfly reflects a tranquil oasis of calm in the form of a pollution-free paradise to challenge the conventional norms of concrete. The destination adopts a sustainable concept, captured in open public parks and lush communal gardens that welcome residents to connect with nature and one another while staying active in inspirational settings.

From crisp morning jogs, quiet moments of reflection to family picnics and energizing workouts under the sun, The Butterfly invites you to spread your wings and experience every beautiful moment for what is truly is.

An Ever-green Dream to Call Home.



Commercial Hub

Living at The Butterfly is experiencing the best in life without having to travel far. Planned with your enjoyment in mind, the destination boasts its very own commercial hub, lined with select F&B concepts, fresco cafés and trendy boutiques.

This is the place to connect with a like-minded community of neighbors, shop until you drop or simply indulge in unique culinary adventures while admiring the beauty of nature, unfolding all around.

Elevating Experiences
for the Whole Family.



Community Center

The Butterfly's Community Center offers a welcoming ambiance for residents to mingle and socialize in inspirational settings, fostering a sense of timeless belonging. The community center sets the stage for authentic experiences, perfected by a shimmering pool for families to create lifelong memories.

From a friendly staff and world-class amenities promising to impress, The Butterfly's community center is joyful vibes at your doorstep.

Where Everything Belongs.



Unit Types

The Butterfly is deeply rooted in nature and the diversity of humankind. That's why the destination offers a signature collection of unit types to suit every taste, aspiration and lifestyle.

From Standalone Villas re-imagining the concept of private living from a spacious perspective, Townhouses balancing individuality and community, and exclusive S-Villas designed for ultimate luxury and privacy, The Butterfly promises all that and much more.

Homes as Colorful as
Your Imagination.



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S Villas
Villa A



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S Villas

Villa A Corner Unit

BUA 212m²

Ground Floor

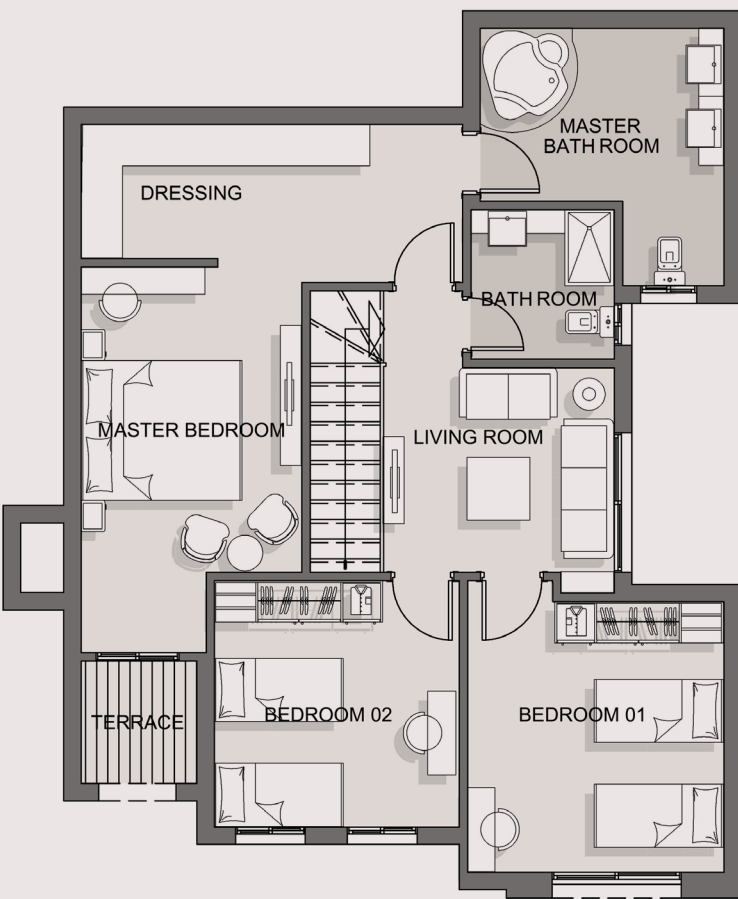
Kitchen	4.80 x 3.70
Reception	9.45 x 4.40
Toilet	1.05 x 2.25
Maidroom	1.35 x 3.25
Bathroom	1.60 x 2.25
Guest Bedroom	3.85 x 3.75

First Floor

Master Bedroom	5.50 x 3.15
Master Bathroom	2.45 x 3.70
Dressing	5.45 x 1.90
Bedroom 2	3.50 x 3.50
Bedroom 1	3.65 x 3.85
Bathroom	2.15 x 2.05
Living Room	2.95 x 3.30



Ground Floor



First Floor



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S Villas

Villa A Middle Unit

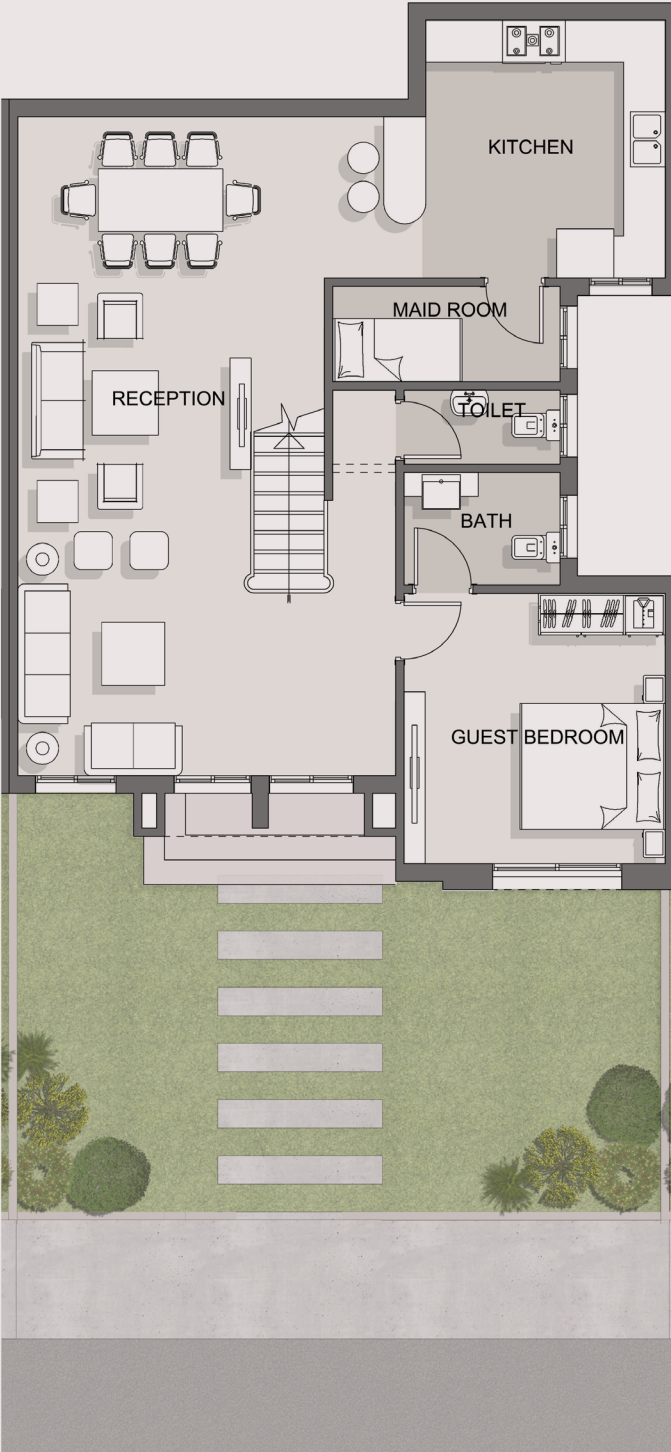
BUA 212m²

Ground Floor

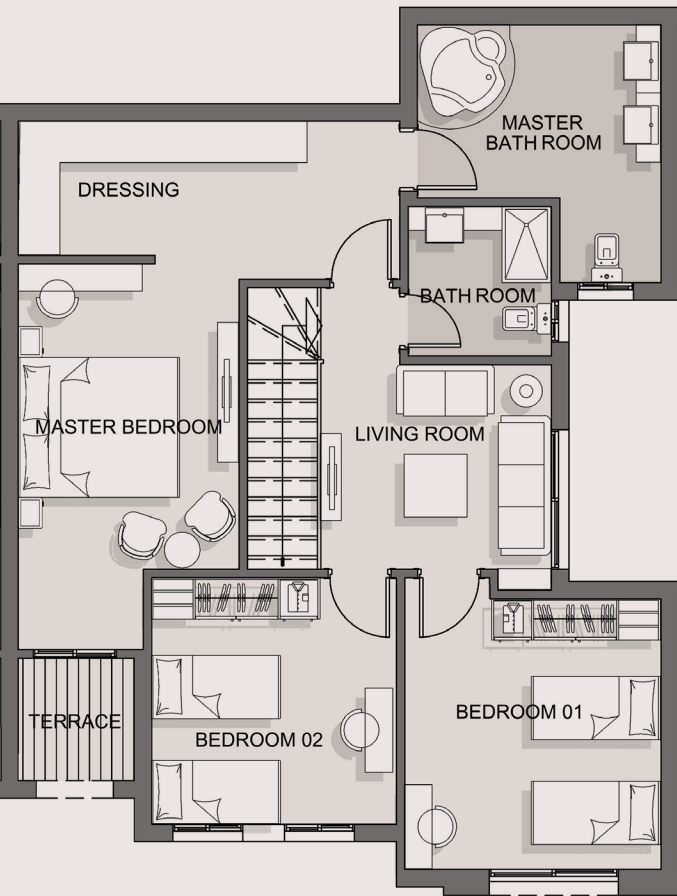
Kitchen	4.80 x 3.70
Reception	9.45 x 4.40
Toilet	1.05 x 2.25
Maidroom	1.35 x 3.25
Bathroom	1.60 x 2.25
Guest Bedroom	3.85 x 3.75

First Floor

Master Bedroom	5.50 x 3.15
Master Bathroom	2.45 x 3.70
Dressing	5.45 x 1.90
Bedroom 2	3.50 x 3.50
Bedroom 1	3.65 x 3.85
Bathroom	2.15 x 2.05
Living Room	2.95 x 3.30



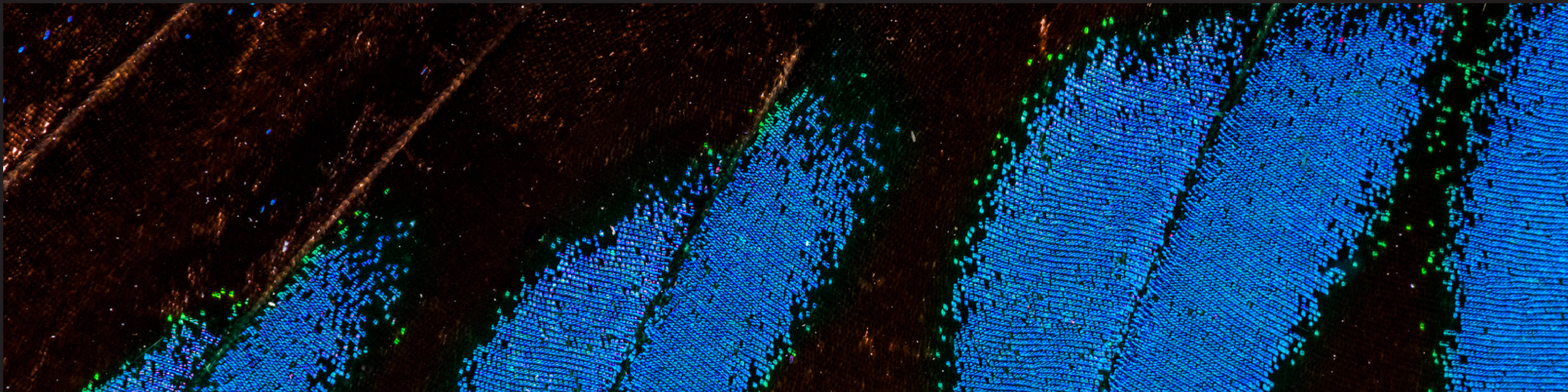
Ground Floor



First Floor



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S Villas
Villa B

S Villas

Villa B Corner Unit

BUA 239m²

Ground Floor

Kitchen	4.80 x 3.85
Reception	9.25 x 4.40
Toilet	1.05 x 2.20
Maidroom	1.35 x 3.25
Bathroom	1.60 x 2.20
Guest Bedroom	4.45 x 3.40

First Floor

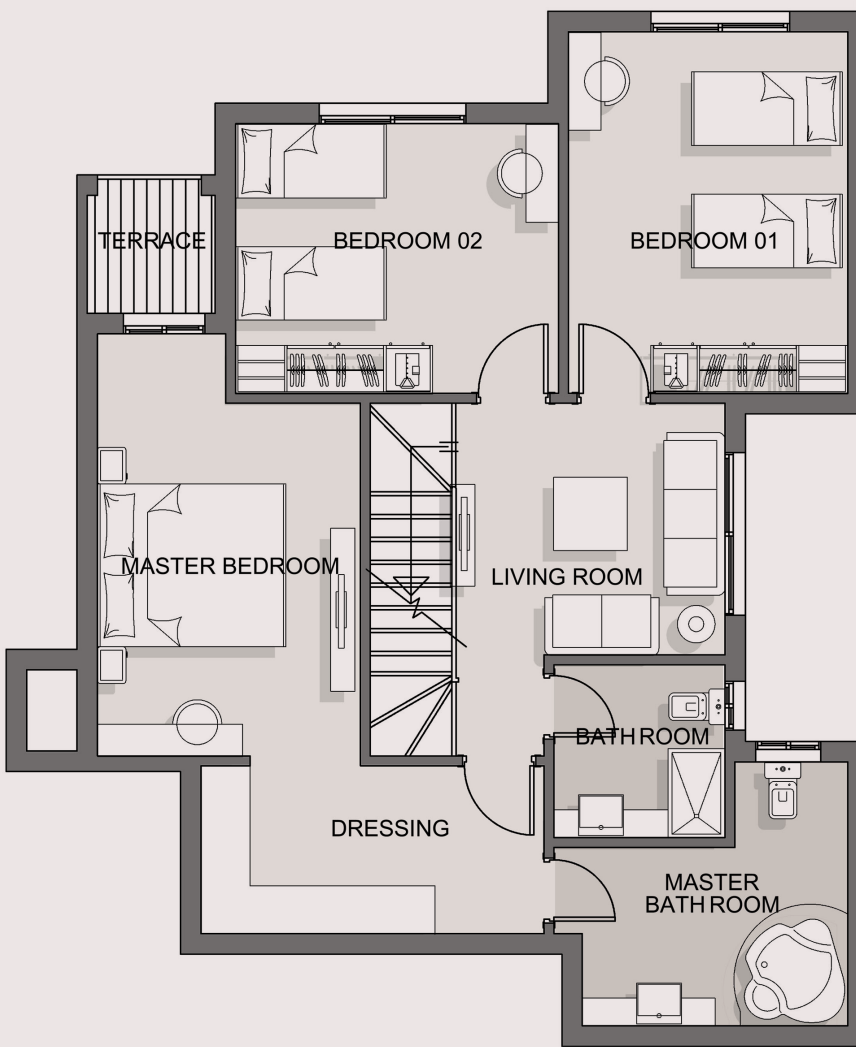
Master Bedroom	5.20 x 3.30
Master Bathroom	3.60 x 3.25
Dressing	4.20 x 2.05
Bedroom 2	3.30 x 3.95
Bedroom 1	3.40 x 4.45
Bathroom	2.10 x 2.10
Living Room	3.10 x 3.25

Roof

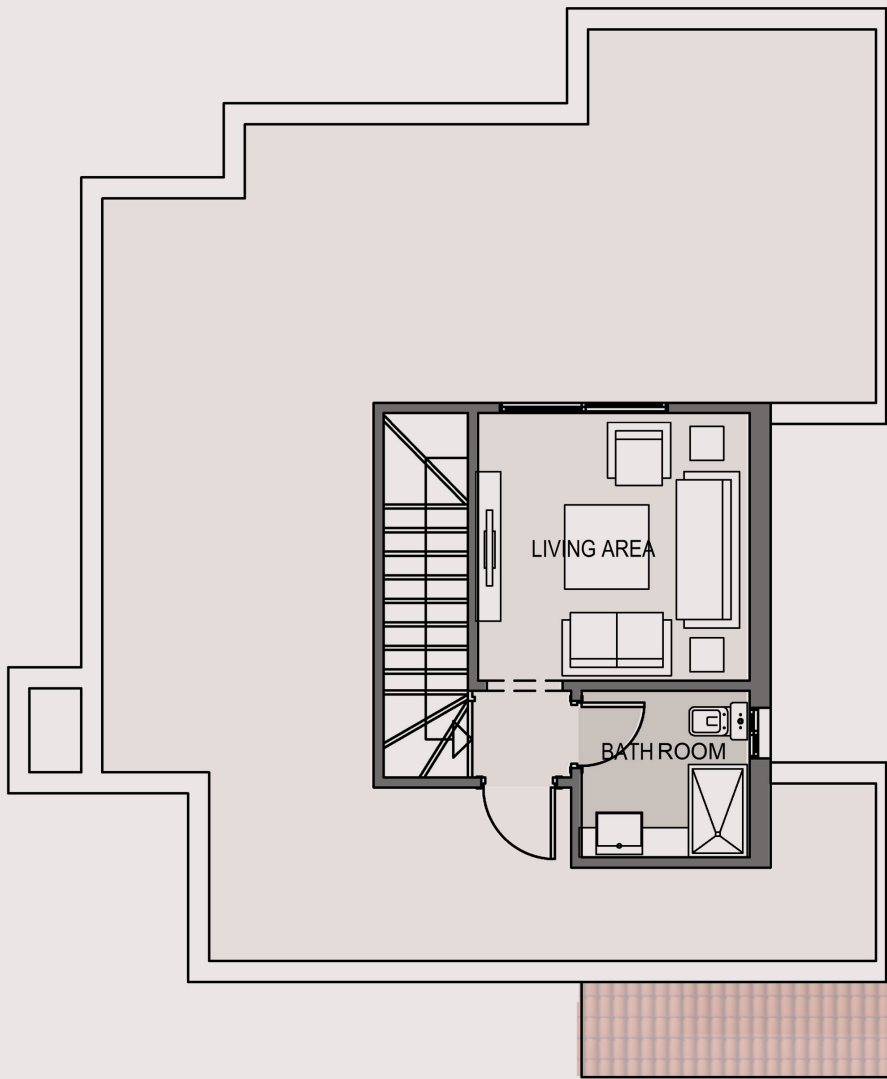
Living Area	3.25 x 3.20
Master Bathroom	2.00 x 2.00



Ground Floor



First Floor



Roof

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S Villas

Villa B Middle Unit

BUA 239m²

Ground Floor

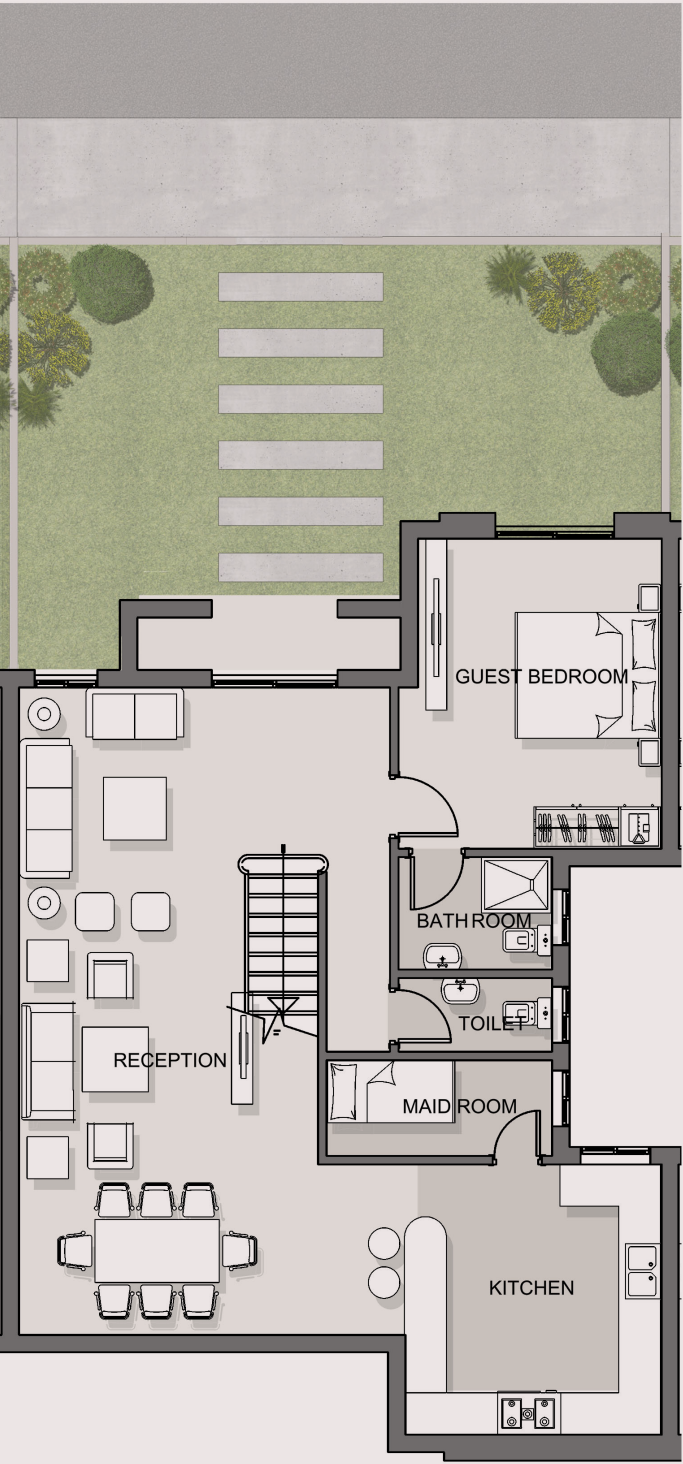
Kitchen	4.80 x 3.85
Reception	9.25 x 4.40
Toilet	1.05 x 2.20
Maidroom	1.35 x 3.25
Bathroom	1.60 x 2.20
Guest Bedroom	4.45 x 3.40

First Floor

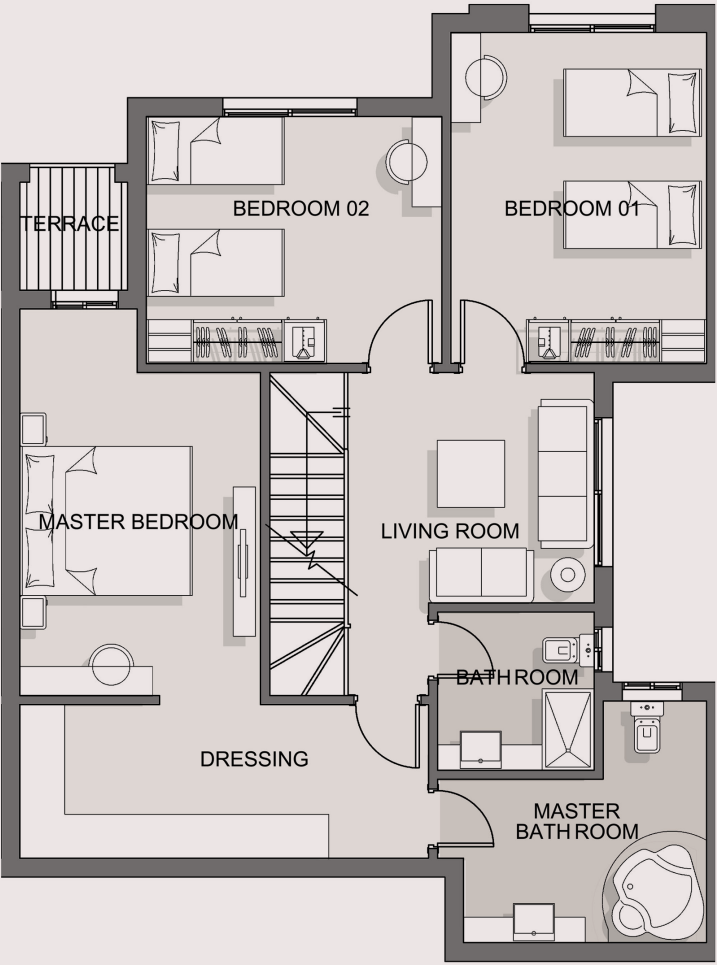
Master Bedroom	5.20 x 3.30
Master Bathroom	3.60 x 3.25
Dressing	5.45 x 2.05
Bedroom 2	3.30 x 3.95
Bedroom 1	3.40 x 4.45
Bathroom	2.10 x 2.10
Living Room	3.10 x 3.30

Roof

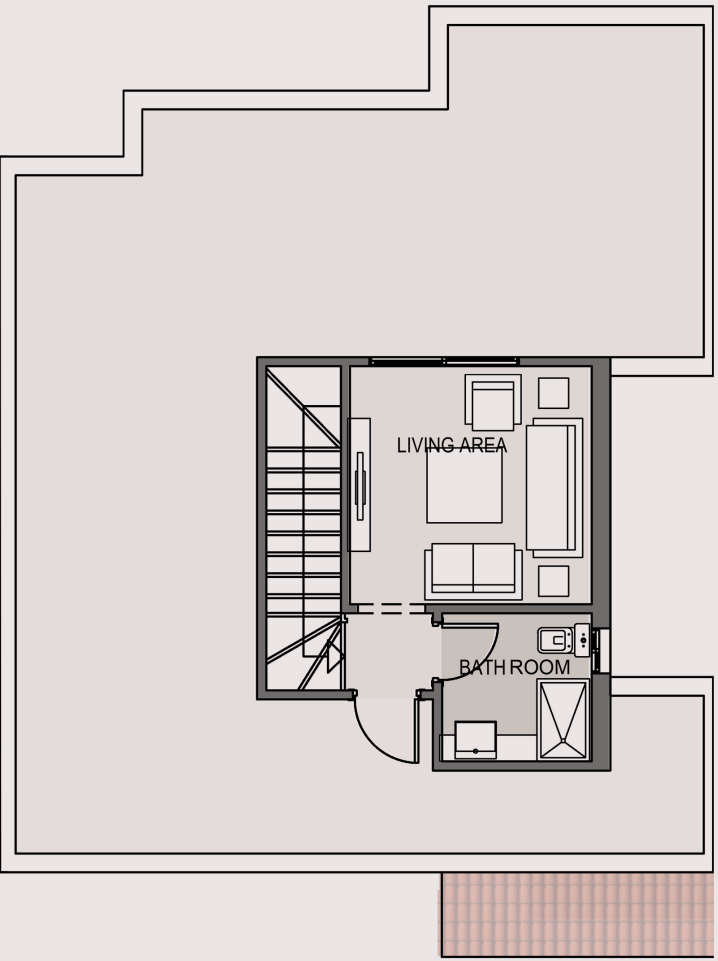
Living Area	3.25 x 3.20
Master Bathroom	2.00 x 2.00



Ground Floor



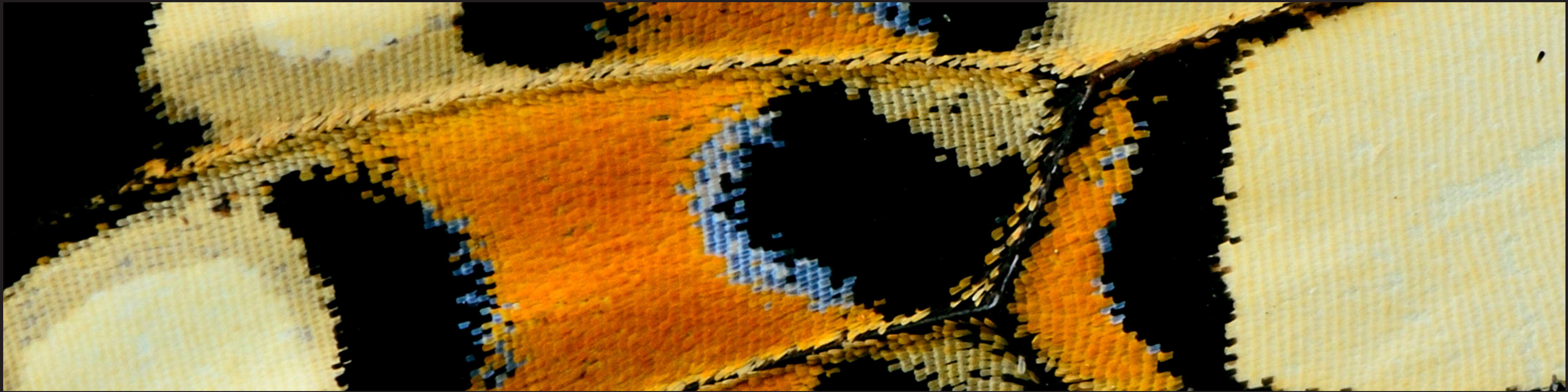
First Floor



Roof



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Townhouses

6 Units



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Type A

BUA	259m ²
Open Roof	24.72m ²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

Bedroom 1	4.50 x 3.00
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.85
Terrace 1	1.55 x 3.00
Terrace 2	1.00 x 1.40

Second Floor

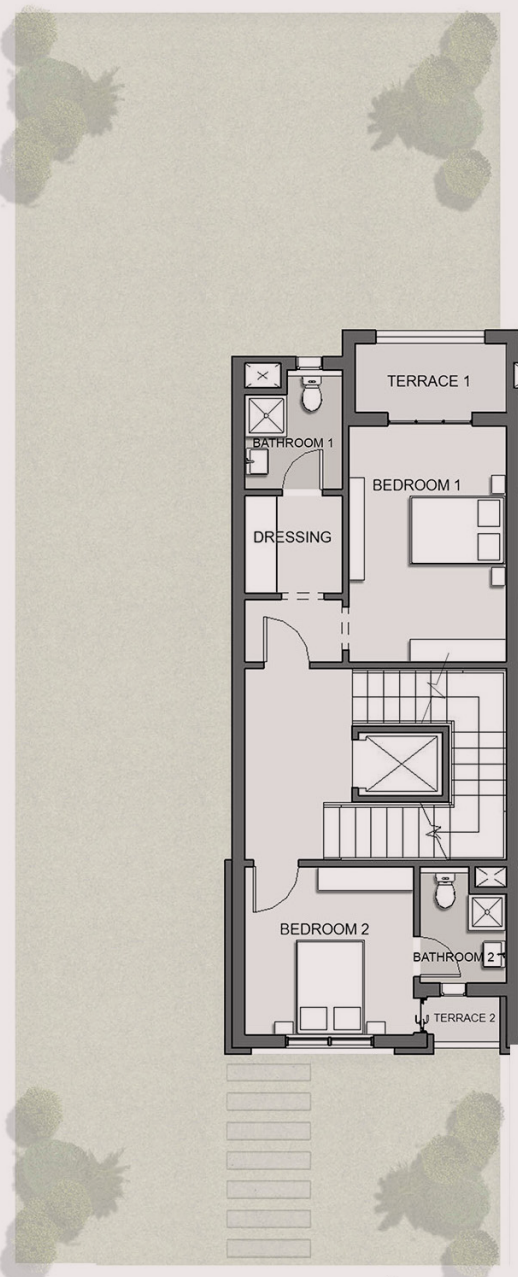
Bedroom 1	4.50 x 3.00
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.85
Terrace 1	1.55 x 3.00

Roof

Living Room	4.45 x 3.20
Bathroom	2.20 x 1.65
Kitchenette	2.55 x 2.00
Open Roof	4.60 x 5.25



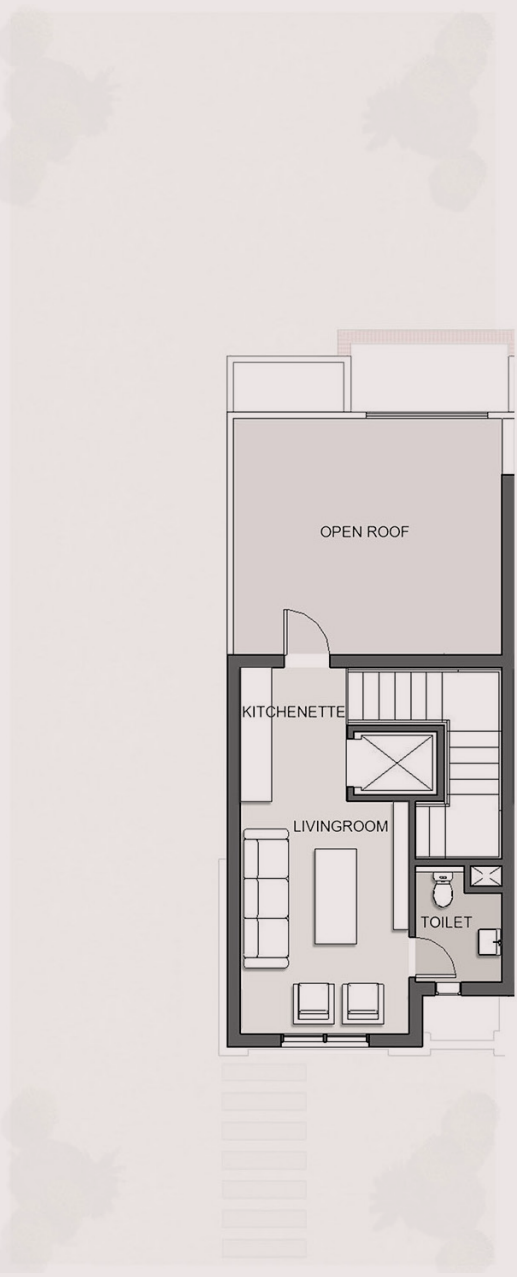
Ground Floor



First Floor



Second Floor



Roof

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Type B

BUA	248m²
Open Roof	24.14m²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

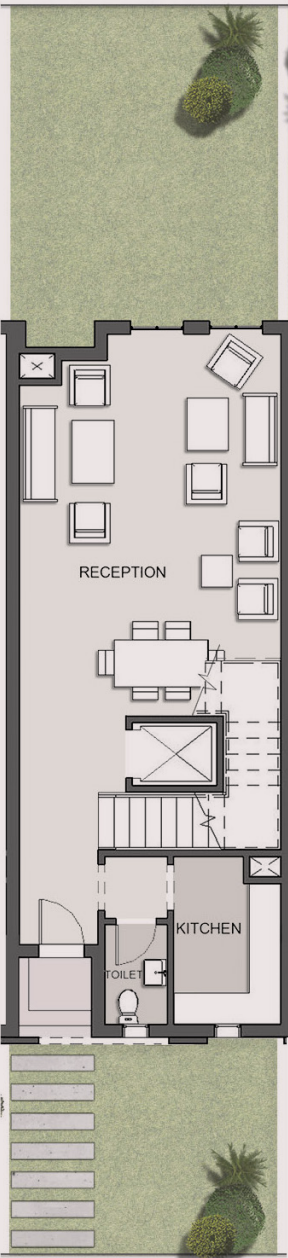
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.65
Terrace 1	1.55 x 3.05
Terrace 2	1.00 x 1.65

Second Floor

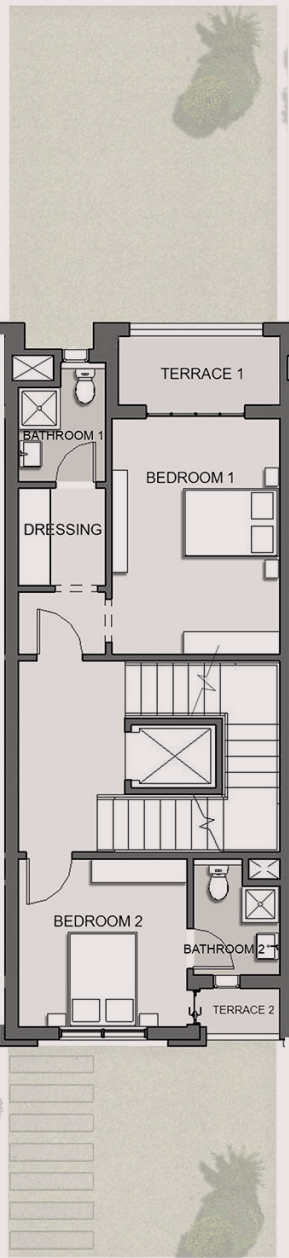
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85

Roof

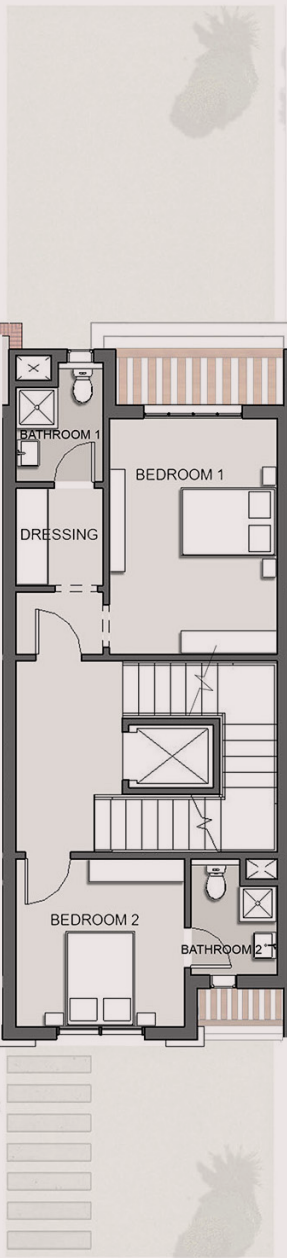
Living Room	3.35 x 3.45
Bathroom	2.20 x 1.50
Kitchenette	2.55 x 2.00
Terrace	0.85 x 3.60
Open Roof	4.60 x 5.00



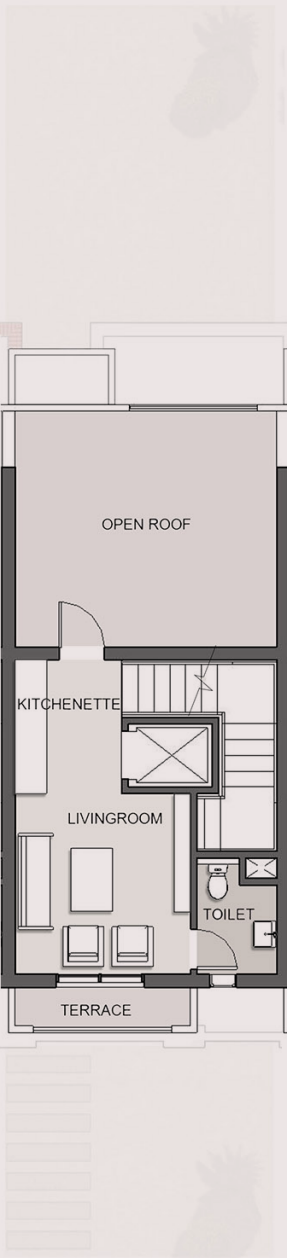
Ground Floor



First Floor



Second Floor



Roof

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Type C

BUA	248m²
Open Roof	24.14m²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

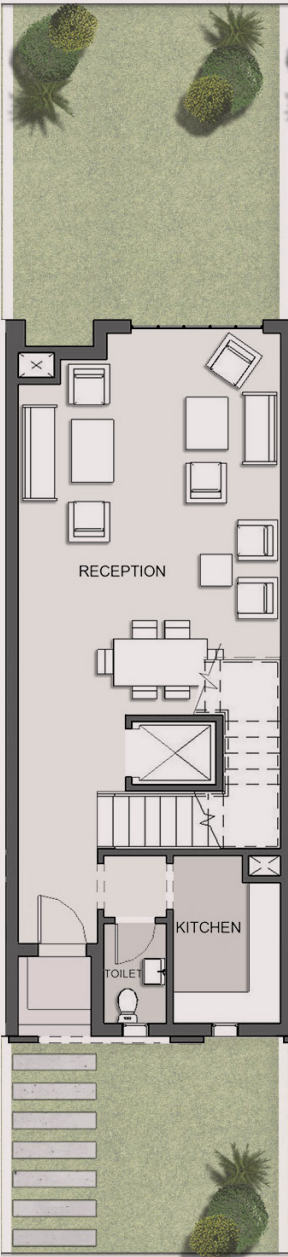
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.65
Terrace 1	1.55 x 3.05
Terrace 2	1.00 x 1.65

Second Floor

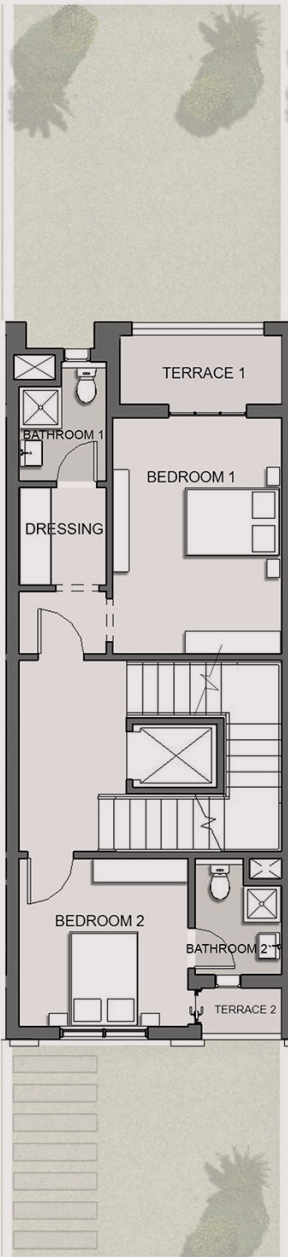
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85

Roof

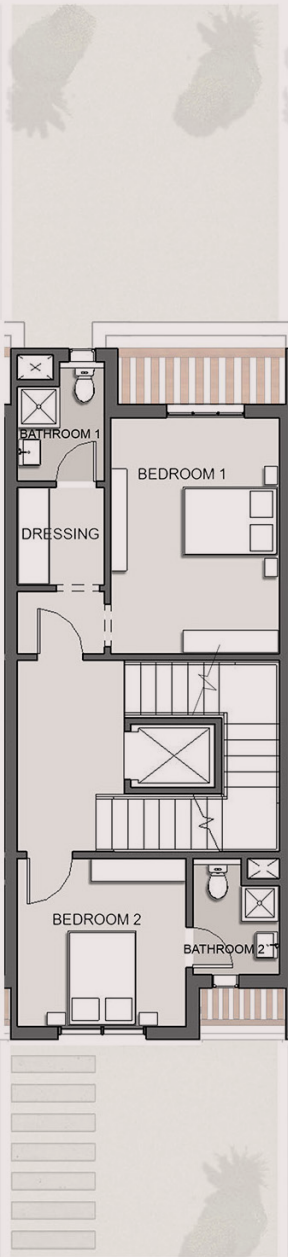
Living Room	3.35 x 3.45
Bathroom	2.20 x 1.50
Kitchenette	2.55 x 2.00
Terrace	0.85 x 3.60
Open Roof	4.60 x 5.00



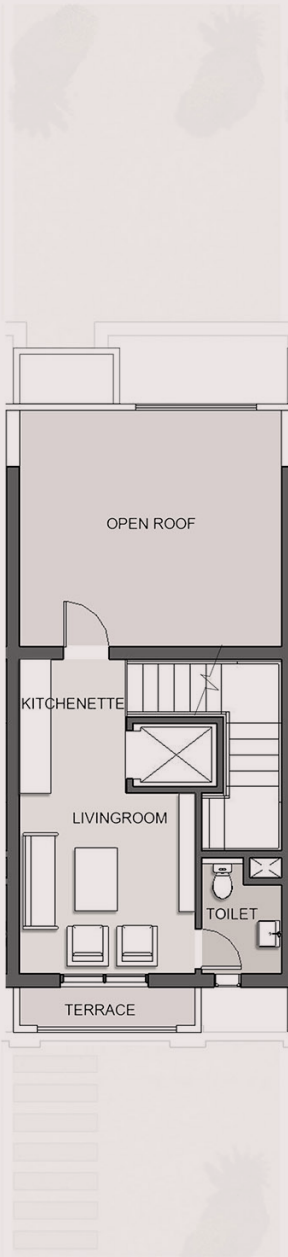
Ground Floor



First Floor



Second Floor



Roof

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Type D

BUA	248m²
Open Roof	24.14m²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

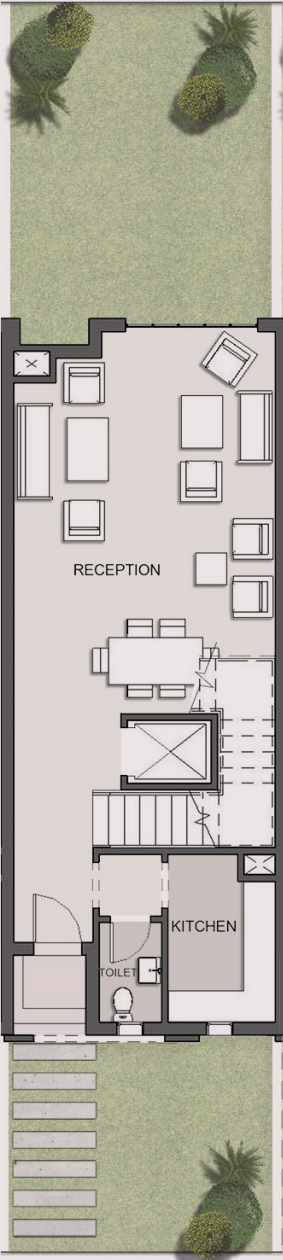
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.65
Terrace 1	1.55 x 3.05
Terrace 2	1.00 x 1.65

Second Floor

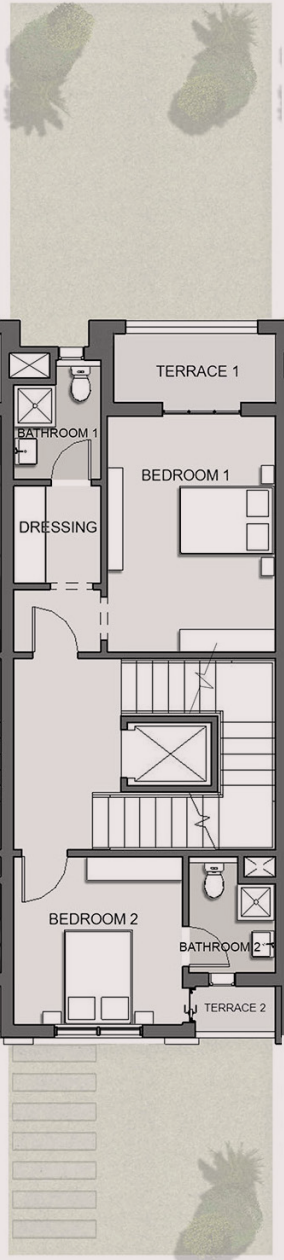
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85

Roof

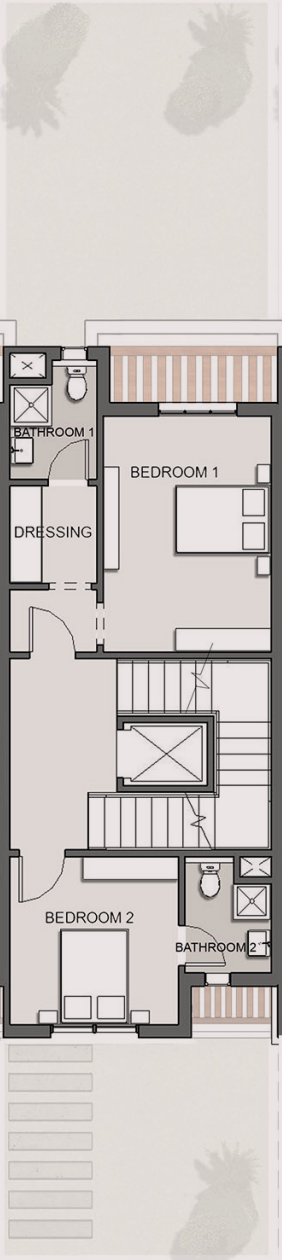
Living Room	3.35 x 3.45
Bathroom	2.20 x 1.50
Kitchenette	2.55 x 2.00
Terrace	0.85 x 3.60
Open Roof	4.60 x 5.00



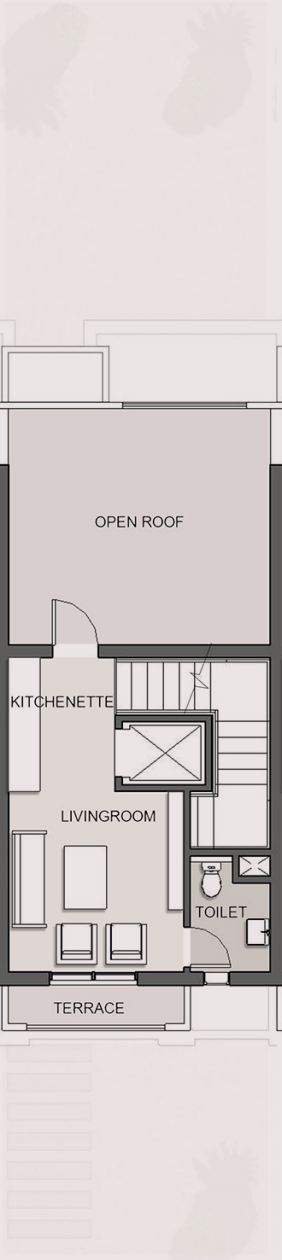
Ground Floor



First Floor



Second Floor



Roof

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Type E

BUA	248m²
Open Roof	24.14m²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

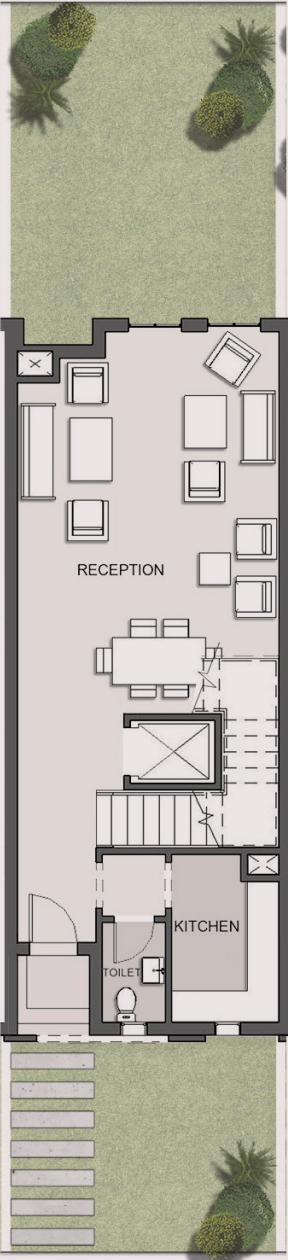
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.65
Terrace 1	1.55 x 3.05
Terrace 2	1.00 x 1.65

Second Floor

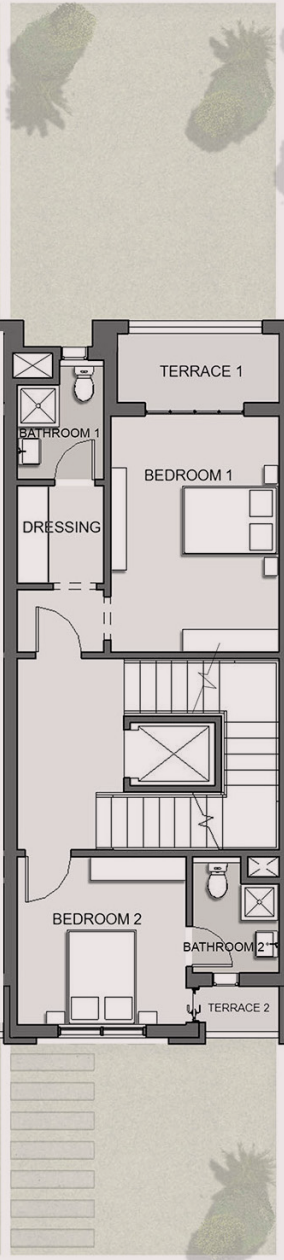
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85

Roof

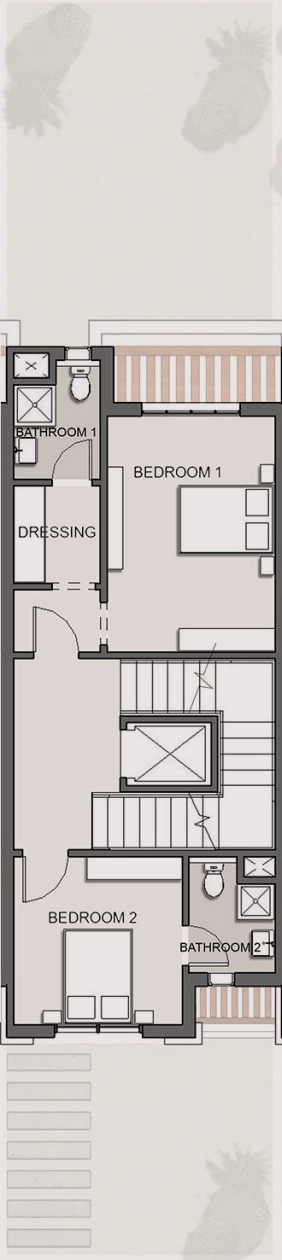
Living Room	3.35 x 3.45
Bathroom	2.20 x 1.50
Kitchenette	2.55 x 2.00
Terrace	0.85 x 3.60
Open Roof	4.60 x 5.00



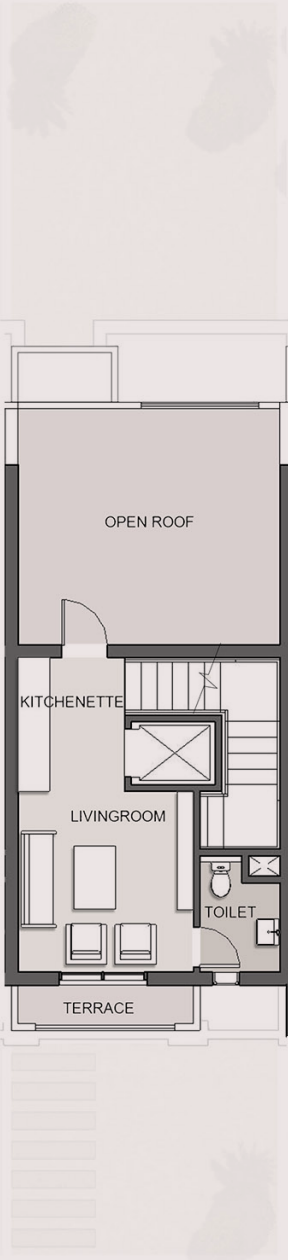
Ground Floor



First Floor



Second Floor



Roof

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Type F

BUA	259m²
Open Roof	24.72m²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

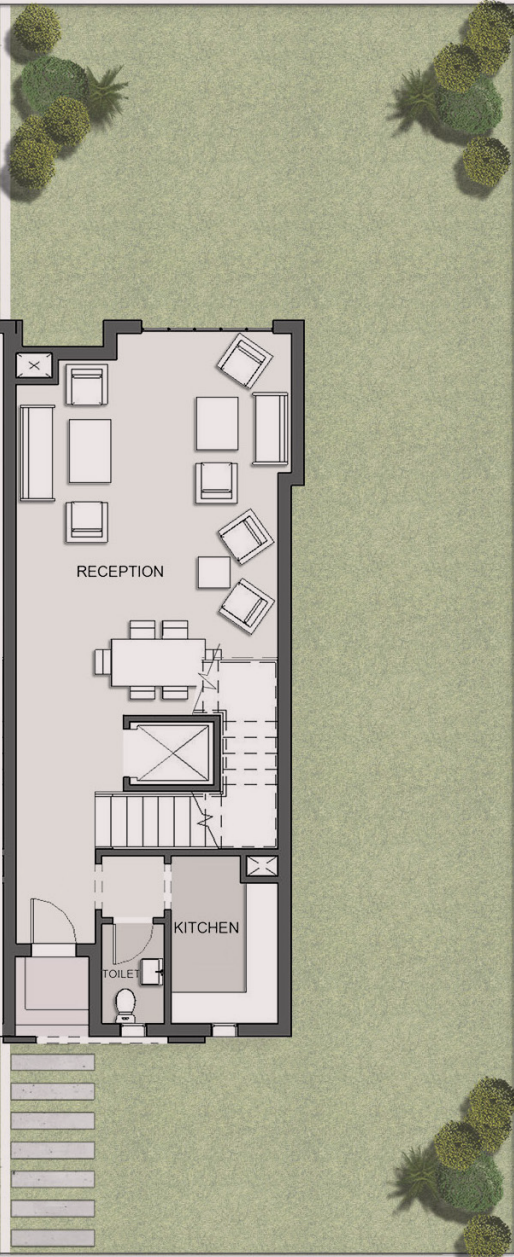
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.85
Terrace 1	1.55 x 3.30
Terrace 2	1.00 x 1.75

Second Floor

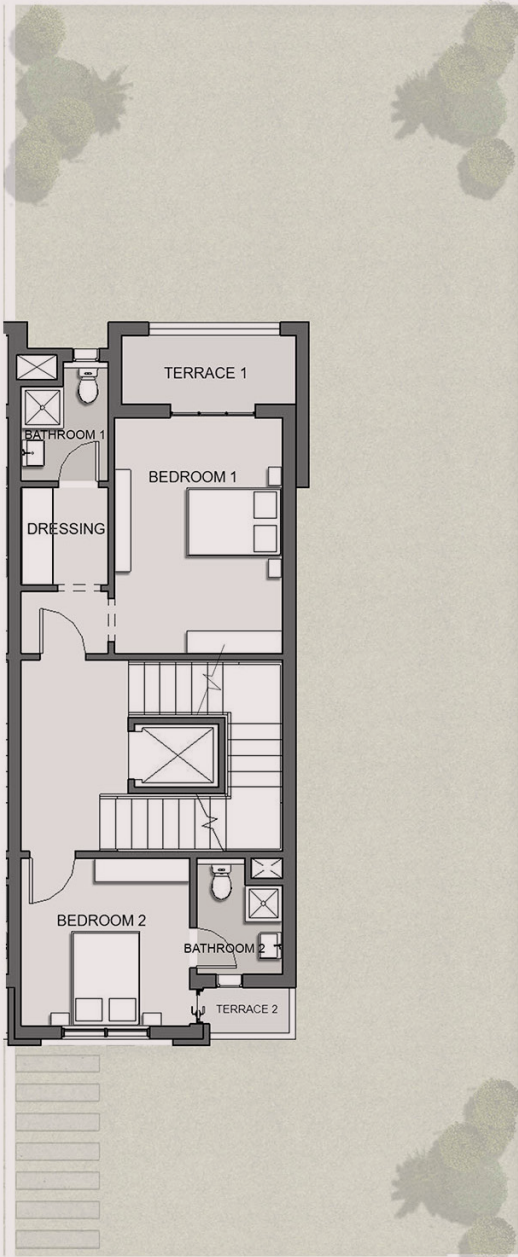
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85
Terrace 1	1.55 x 3.60

Roof

Living Room	4.45 x 3.20
Bathroom	2.20 x 1.65
Kitchenette	2.55 x 2.00
Open Roof	4.60 x 5.25



Ground Floor



First Floor



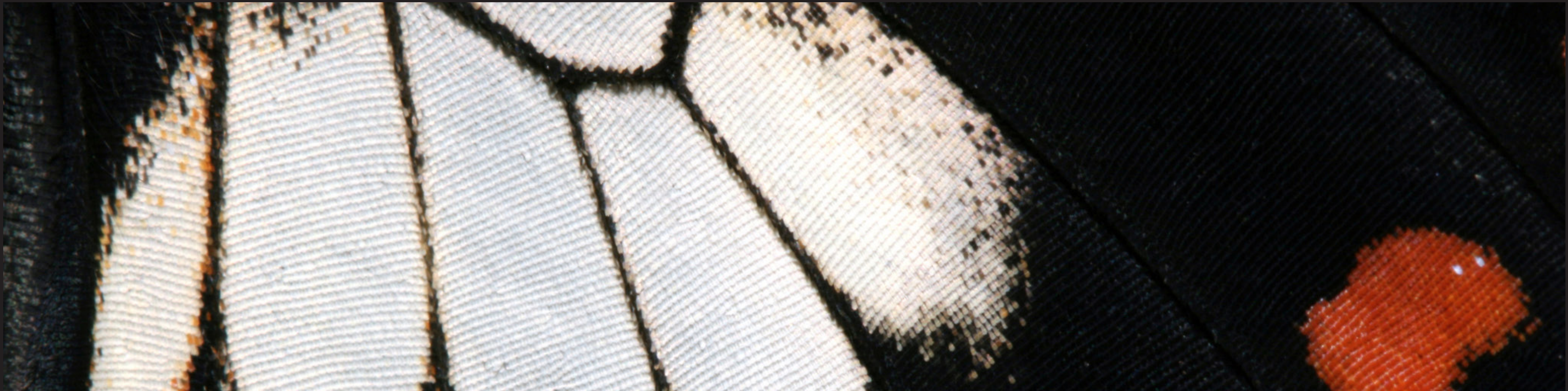
Second Floor



Roof

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Townhouses

4 Units



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Type A

BUA	259m ²
Open Roof	24.72m ²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

Bedroom 1	4.50 x 3.00
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.85
Terrace 1	1.55 x 3.00
Terrace 2	1.00 x 1.40

Second Floor

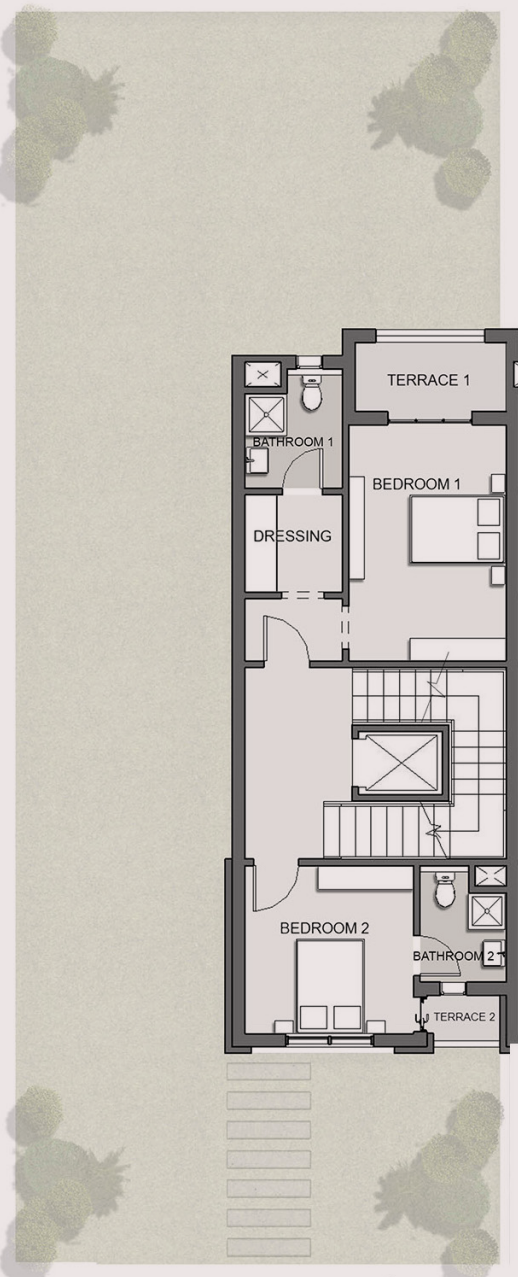
Bedroom 1	4.50 x 3.00
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.85
Terrace 1	1.55 x 3.00

Roof

Living Room	4.45 x 3.20
Bathroom	2.20 x 1.65
Kitchenette	2.55 x 2.00
Open Roof	4.60 x 5.25



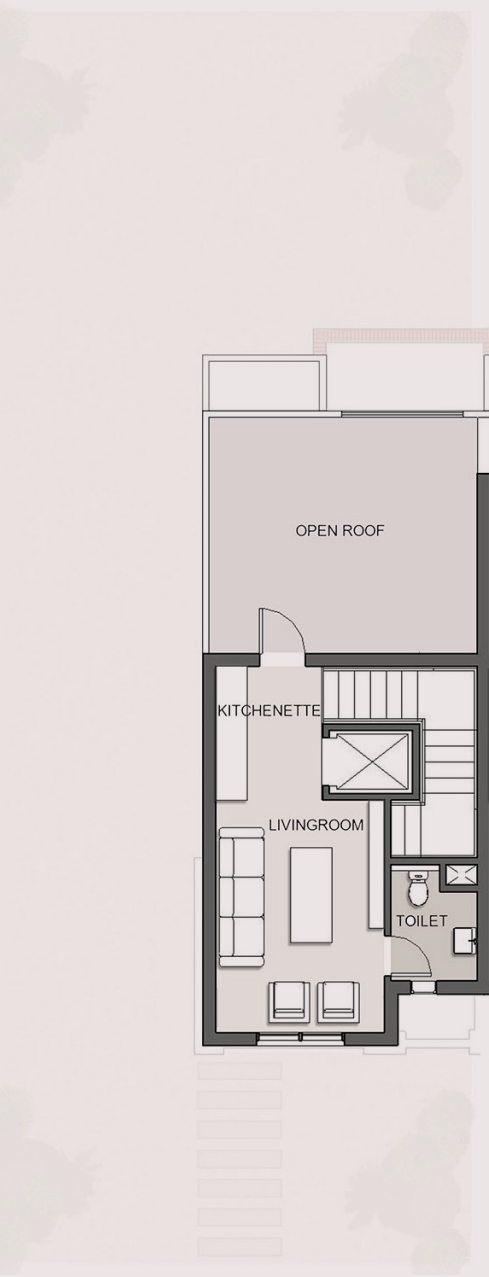
Ground Floor



First Floor



Second Floor



Roof



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Type B

BUA	248m ²
Open Roof	24.14m ²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

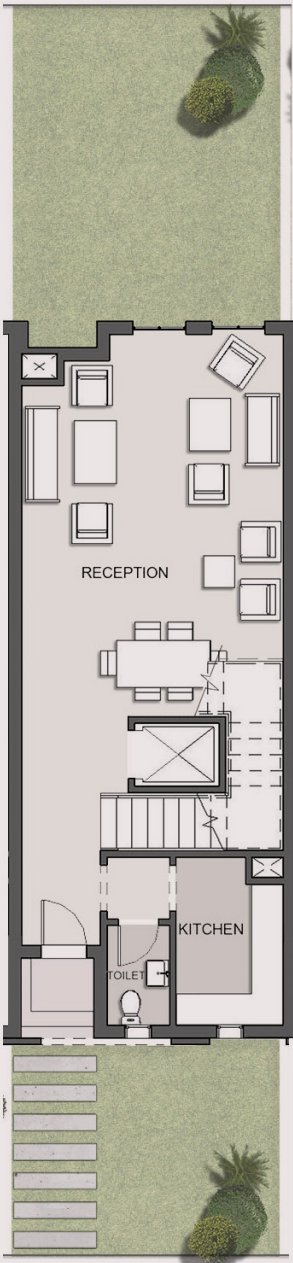
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.65
Terrace 1	1.55 x 3.05
Terrace 2	1.00 x 1.65

Second Floor

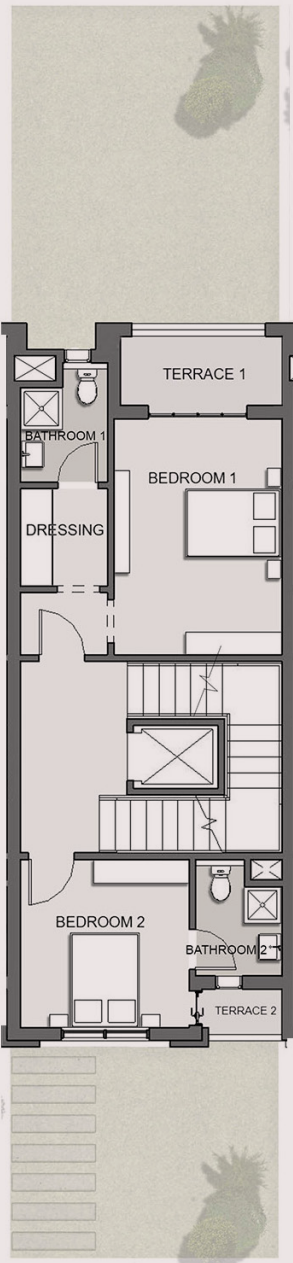
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85

Roof

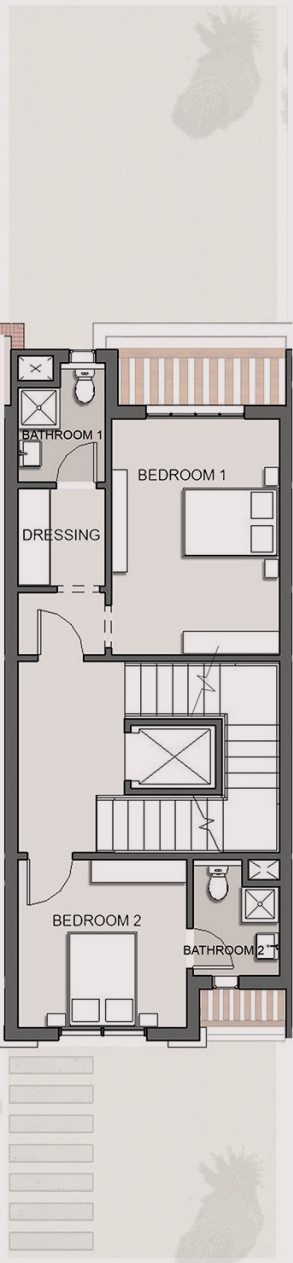
Living Room	3.35 x 3.45
Bathroom	2.20 x 1.50
Kitchenette	2.55 x 2.00
Terrace	0.85 x 3.60
Open Roof	4.60 x 5.00



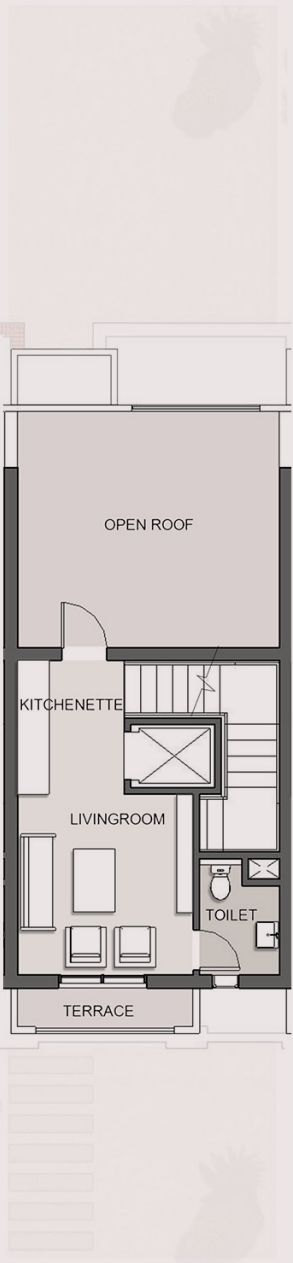
Ground Floor



First Floor



Second Floor



Roof

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Type C

BUA	248m ²
Open Roof	24.14m ²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

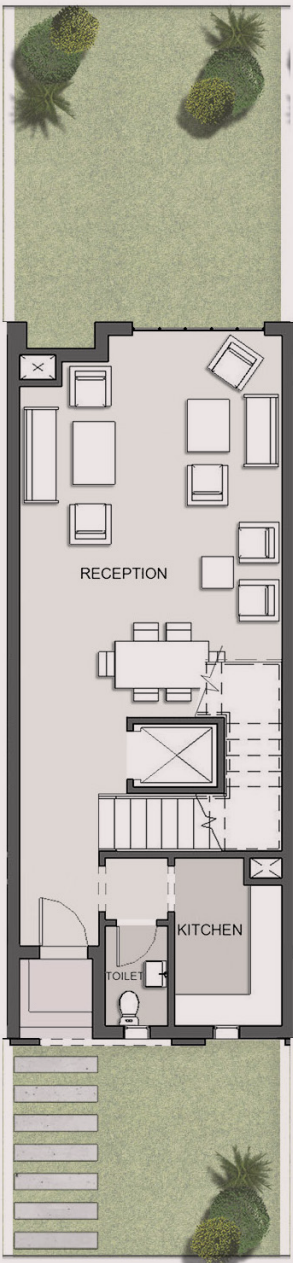
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.85
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.65
Terrace 1	1.55 x 3.05
Terrace 2	1.00 x 1.65

Second Floor

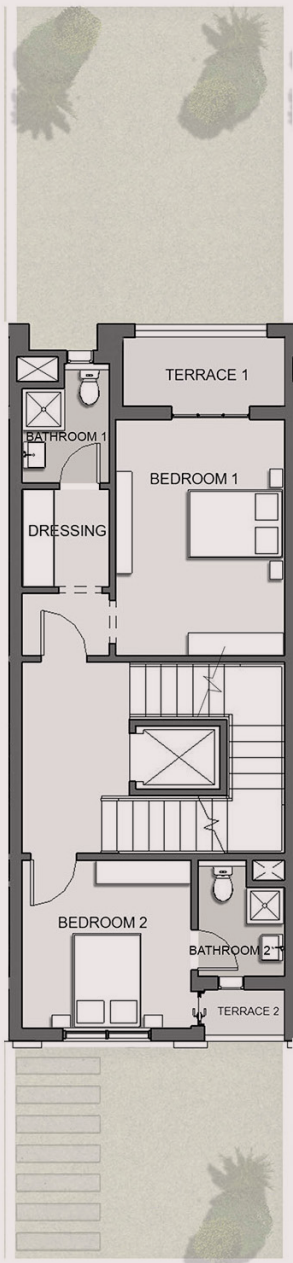
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85

Roof

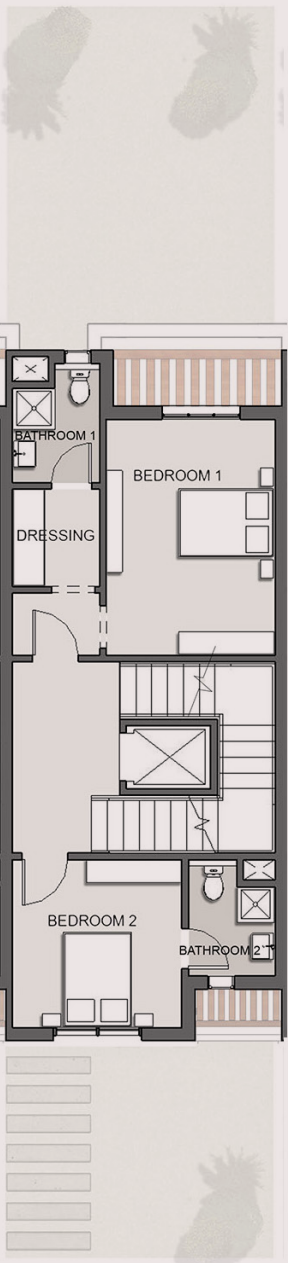
Living Room	3.35 x 3.45
Bathroom	2.20 x 1.50
Kitchenette	2.55 x 2.00
Terrace	0.85 x 3.60
Open Roof	4.60 x 5.00



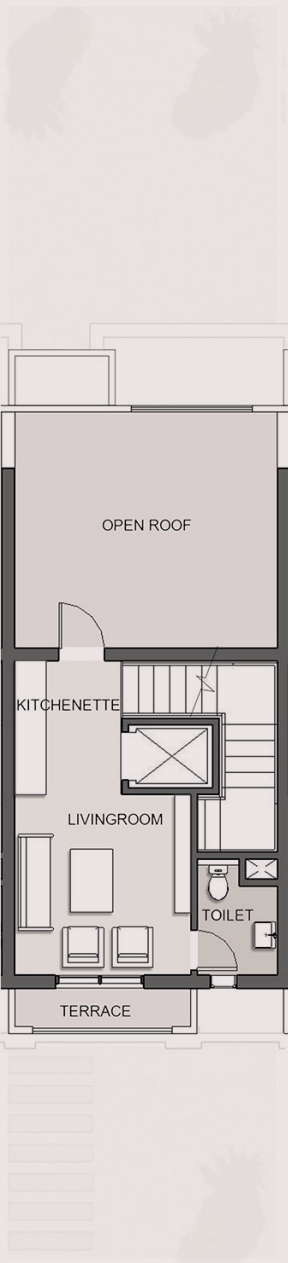
Ground Floor



First Floor



Second Floor



Roof

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Type D

BUA	259m ²
Open Roof	24.7m ²

Ground Floor

Reception	7.30 x 5.00
Kitchen	3.20 x 2.00
Toilet	1.90 x 1.20

First Floor

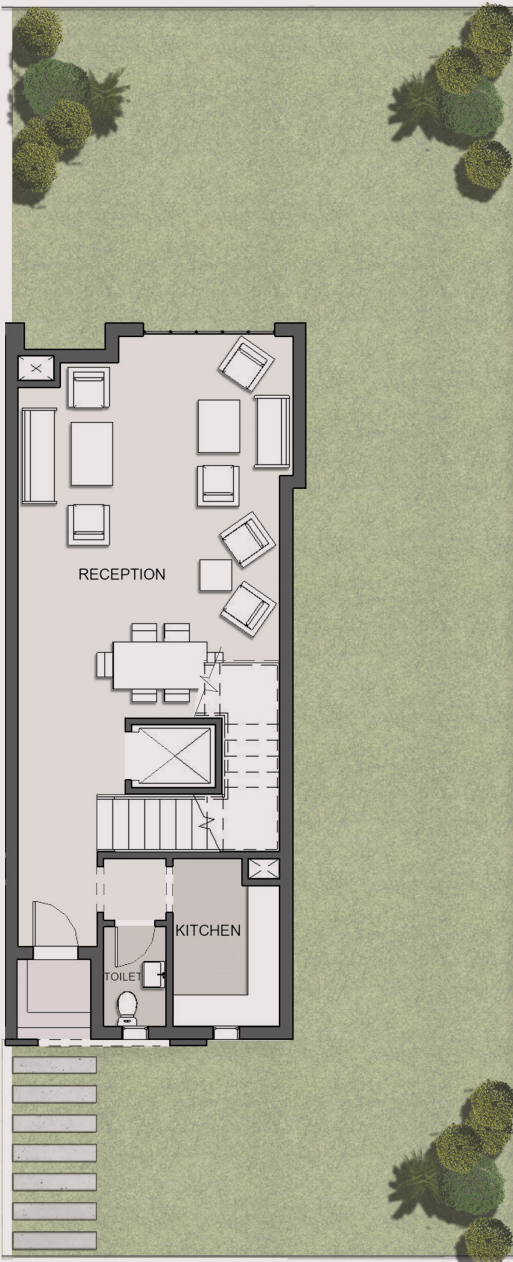
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.85 x 1.85
Terrace 1	1.55 x 3.30
Terrace 2	1.00 x 1.75

Second Floor

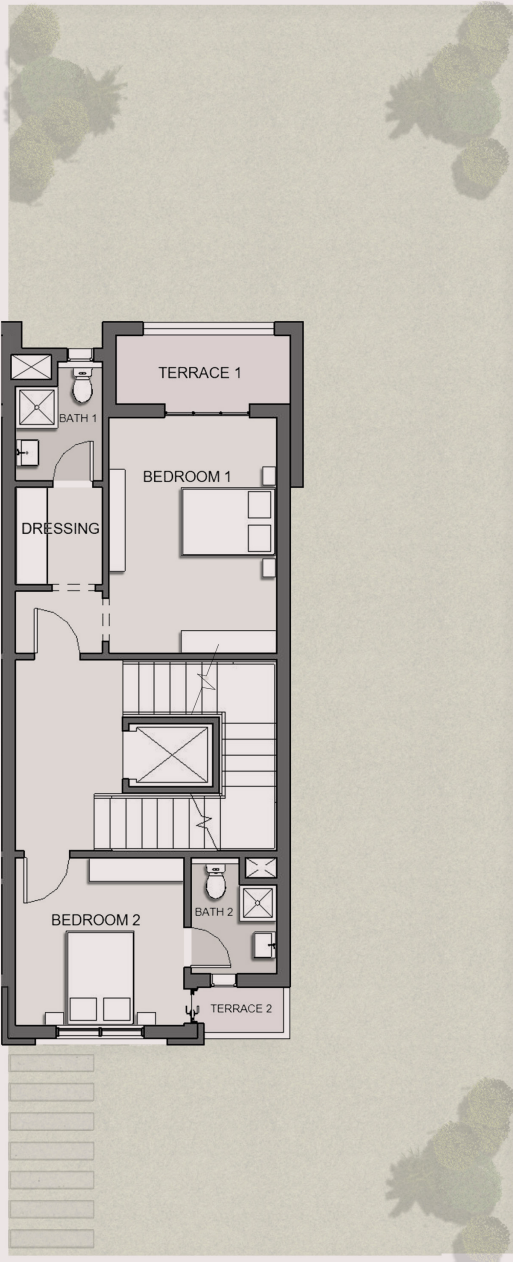
Bedroom 1	4.50 x 3.20
Bathroom 1	2.25 x 1.65
Bedroom 2	3.20 x 3.20
Bathroom 2	2.20 x 1.65
Dressing	1.65 x 1.85
Terrace	1.55 x 3.60

Roof

Living Room	4.45 x 3.20
Bathroom	2.20 x 1.65
Kitchenette	2.55 x 2.00
Open Roof	4.60 x 5.25



Ground Floor



First Floor



Second Floor



Roof



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Standalone Villas

Type A



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Standalone Villas

Type A

BUA	175m ²
Open Roof	39.50m ²

Ground Floor

Reception	8.80 x 5.40
Kitchen	3.20 x 3.00
Toilet	1.80 x 1.20
Entrance Lobby	2.10 x 1.90

First Floor

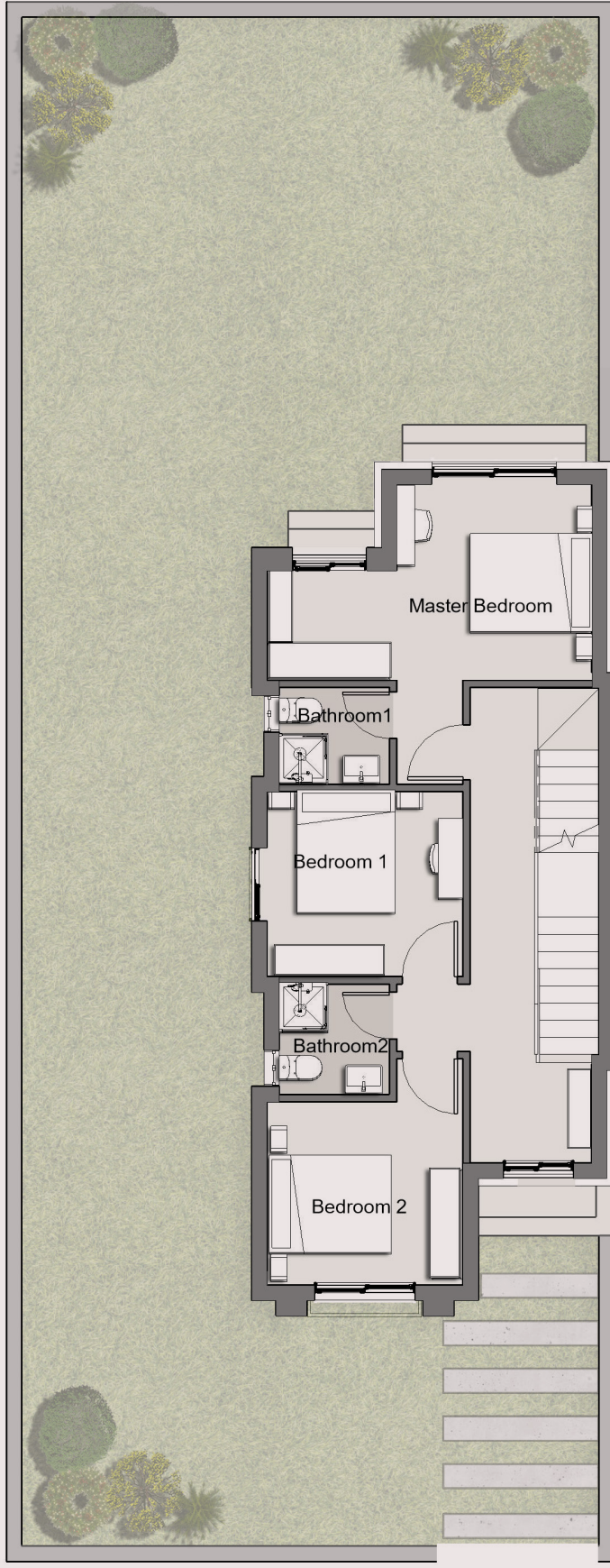
Master Bedroom	5.30 x 3.20
Bedroom 1	3.20 x 3.00
Bedroom 2	3.20 x 3.00
Bathroom 1	1.80 x 1.60
Bathroom 2	1.80 x 1.80

Roof

Living Room	3.50 x 2.70
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Ground Floor



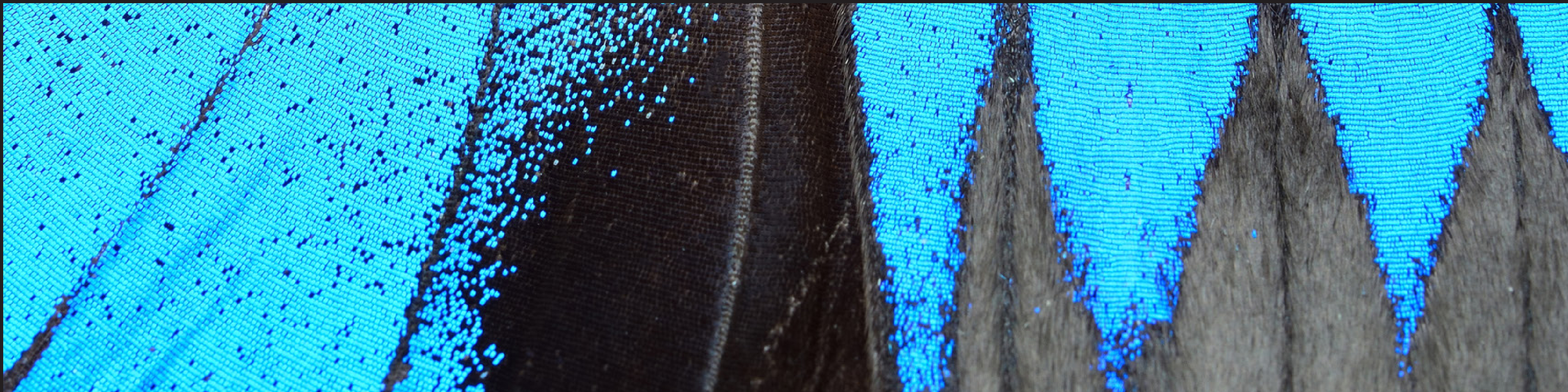
First Floor



Roof

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Standalone Villas

Type B



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Standalone Villas

Type B

BUA	240m ²
Open Roof	39.50m ²

Ground Floor

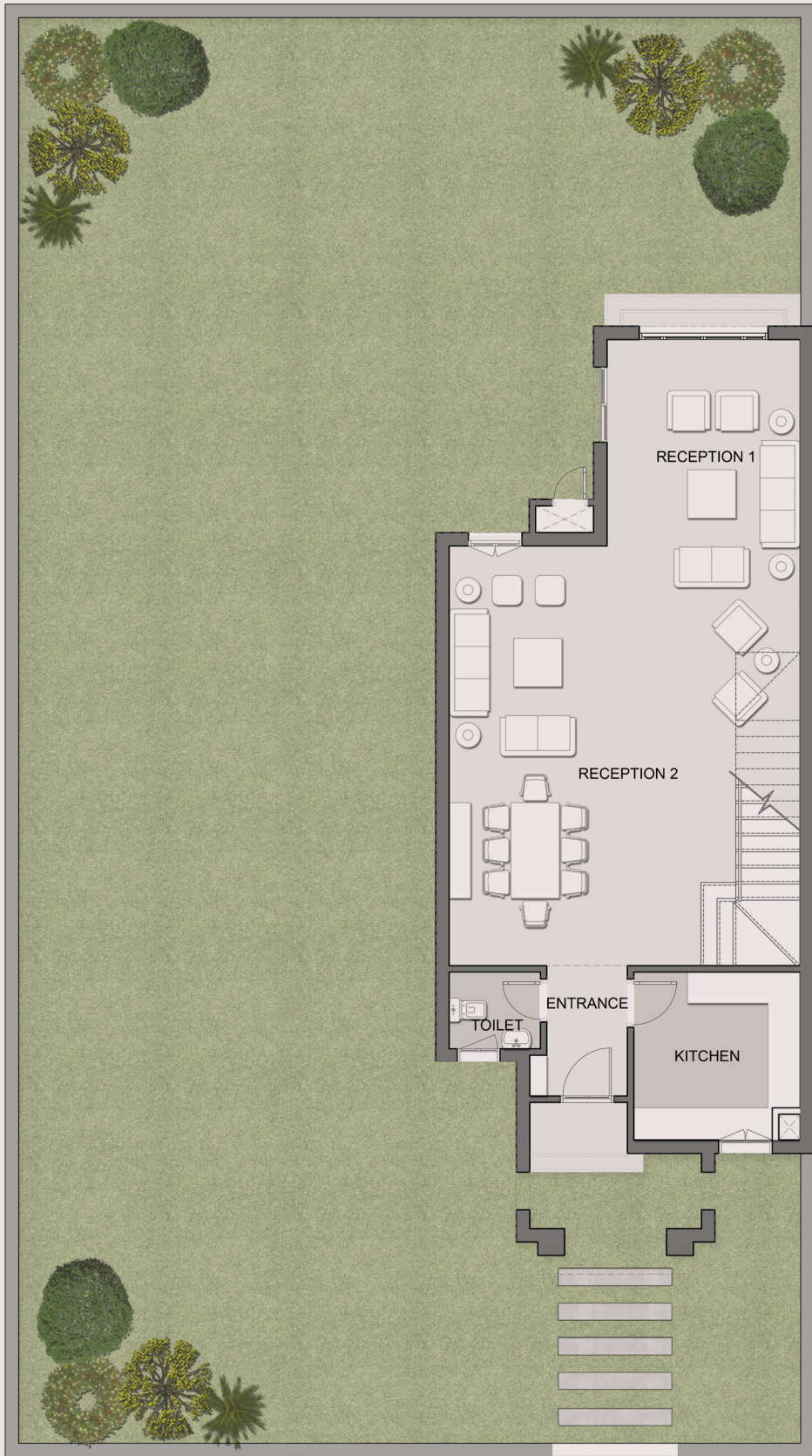
Reception 1	3.85 x 3.60
Reception 2	7.80 x 6.55
Toilet	1.70 x 1.45
Kitchen	3.15 x 3.10
Entrance	2.45 x 1.50

First Floor

Master Bedroom	3.60 x 3.60
Dressing	2.00 x 1.80
Bathroom 1	2.00 x 1.75
Living Room	3.70 x 3.70
Terrace	1.60 x 1.45
Bedroom 1	3.60 x 3.60
Bedroom 2	3.60 x 3.45
Bathroom 2	3.15 x 1.60

Roof

Living Room	4.80 x 4.75
Toilet	2.00 x 1.10



Ground Floor



First Floor



Roof

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THE BUTTERFLY

MINKA  A MADINET MASR
SIGNATURE COMMUNITY

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Mostakbal City