



THE VILLAGE CAIRO 2026

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PROJECT BREIF



LOCAL REGULATION

Section	Approx. Area	Land Use Percentage	Function	Building Ratio	Height	Footprint Area (Ground Coverage)	Estimated Built-Up Area (BUA)
Total Land Area	96,572 m²						
(Commercial Strip) (200*100m)	19,314.4 m ²	20%	Commercial / Retail / Administrative	40%	Basement + Ground + 2 floors + service rooms on roof	7,725.76 m ²	30,903.04 m ²
Residential Area (25 feddans)	48,286 m²	50%	Residential	Depends on type	Depends on type		
1- Apartment Buildings	Within Residential Area	100%	Residential Apartments	50%	Basement + Ground + 3 floors + roof services	(Area of land use% X 50%) 48,286 x 50% = 24,143 m²	(GFA X Levels) 24,143 x 5 = 120,715 m²

MASTER PLAN
ALTERNATIVE 1

Residential Complex

Cool wind from North East

Cool wind from North East

Commercial Strip

Project

**The Village
Cairo**

Client

Project Manager

Description

Project number **01**

Date **25.05.2026**

Drawn by **Author**

Checked by **Checker**

Scale **1 : 1500**

Master Plan alt 1



KNAR
INVESTMENT
شركة استثمار

RESIDENTIAL COMPLEX DESCRIPTION

Block No.	1BHK	2BHK	3BHK	Total Units in Block
Block 1	8	38	8	54
Block 2	14	46	8	68
Block 3	14	46	8	68
Block 4	18	52	8	78
Block 5	14	46	8	68
Block 6	8	38	8	54
Block 7	14	46	8	68
Block 8	14	38	8	60
TOTAL	108	350	64	518

PROJECT AREA STATEMENT

Zone / Development Phase	Functional Component	Area (m ²)	Level / Details
Project Overview	Total Land Area	96,572	Full Site Boundary
Residential Zone	Footprint Area	21,767	Ground Coverage
	Landscape Area	54,830	Green Spaces & Amenities
	Built-Up Area (BUA)	87,067	Total Constructed Area
	Total no Apartments = 518		
Commercial Strip	Footprint Area	7,700	Ground Coverage
Breakdown	Retail & Shops	15,400	Ground Floor & 1st Floor
	Office Spaces	7,500	2nd Floor
	Basement Level	19,148	Underground Parking & MEP
	Landscape Area	11,448	Includes Outdoor Parking
	Built-Up Area (BUA)	42,048	Total Constructed Area
Total	Built-Up Area (BUA)	129,115	Total Constructed Area



Commercial Strip





NEO-CARAVAN

NEO-CARAVAN

DESERT LILY

NEO-C

Residential Complex







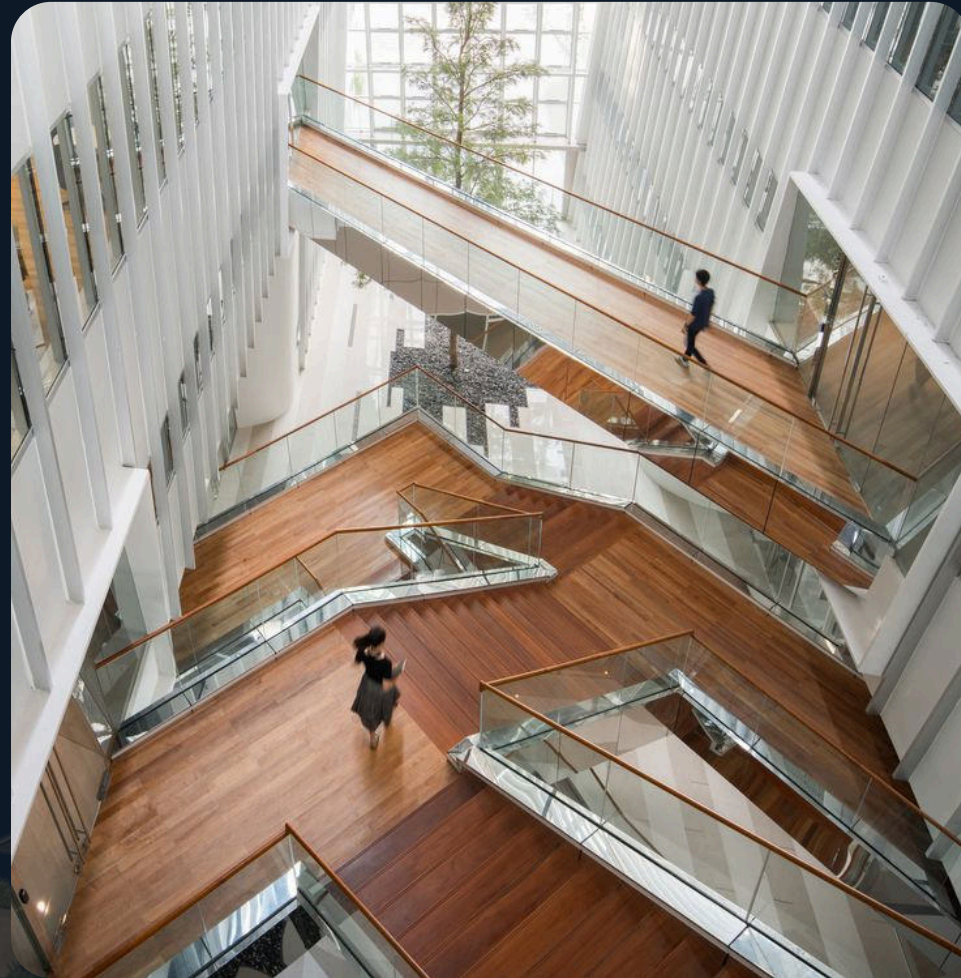


COMMERCIAL BUILDING *DESIGN* STRATEGY

DESIGN PARAMETERS

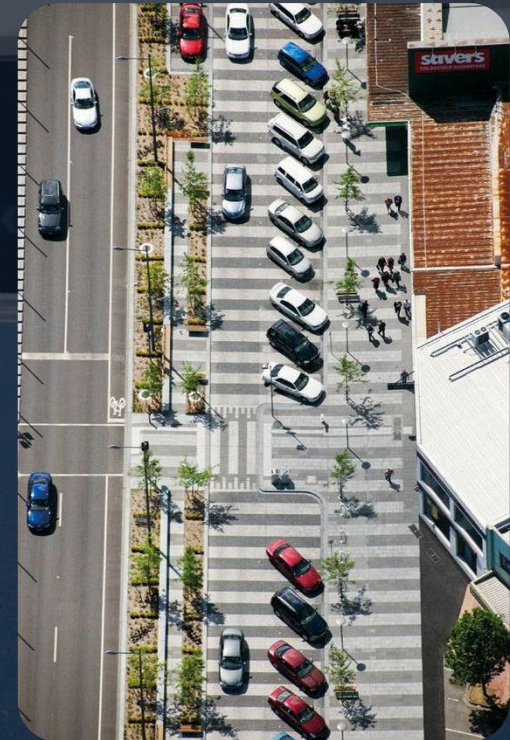


DESIGN PARAMETERS

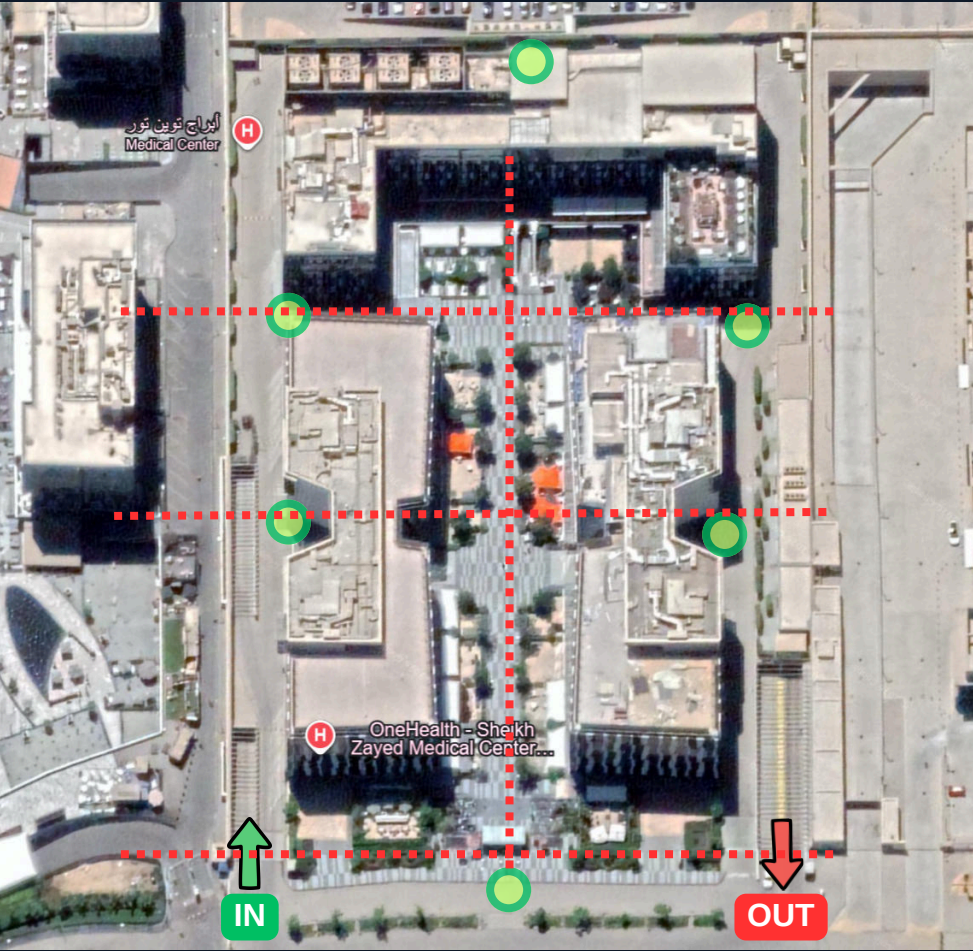


DESIGN PARAMETERS

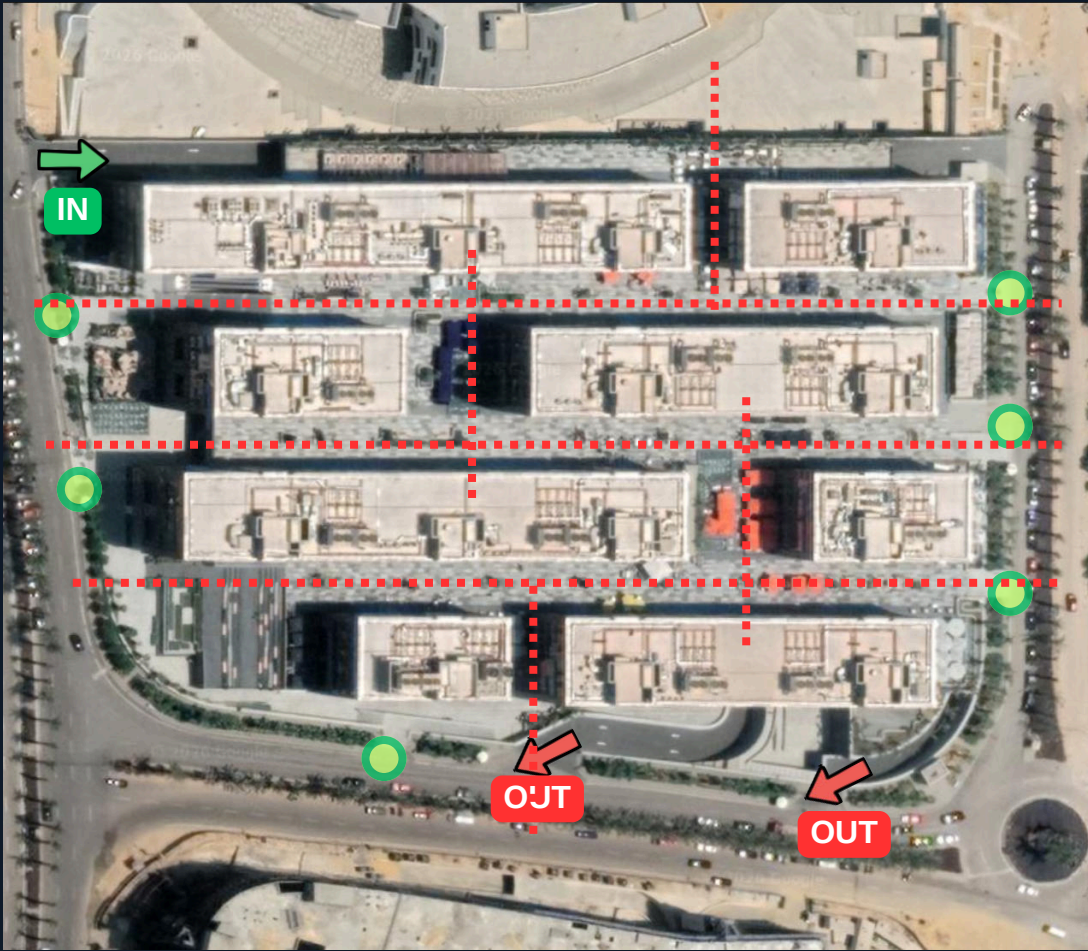
- Subterranean Flow
- Drop-off Hierarchy
- Surface Parking Integration



PARK ST



WATER WAY 5A

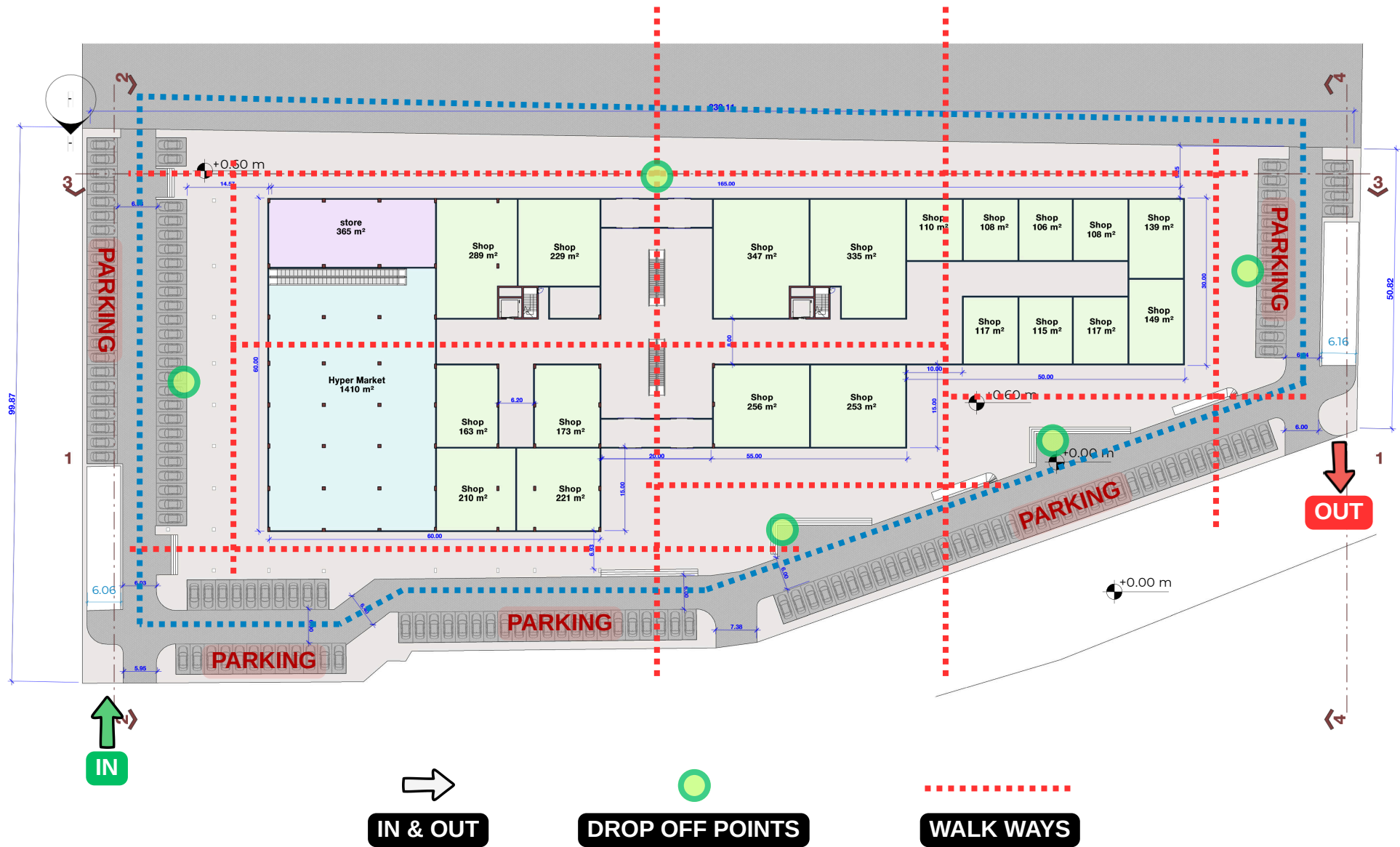


→
IN & OUT

●
DROP OFF POINTS

WALK WAYS

THE VILLAGE CAIRO



DESIGN PARAMETERS

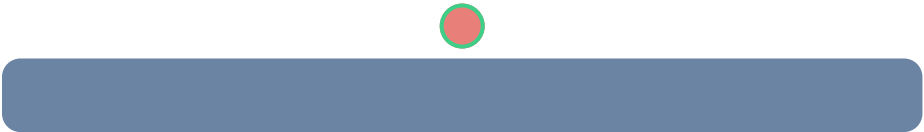
- **Nature-Integrated Pedestrian Spine**

deep shaded overhangs, water features, and raw, tactile materials—creates a seamless indoor-outdoor transition.

- **The "Third Space" Transition**

Position the new brand cafes with outward-facing, shaded terraces along this northern edge to act as a buffer .





DESIGN PARAMETERS

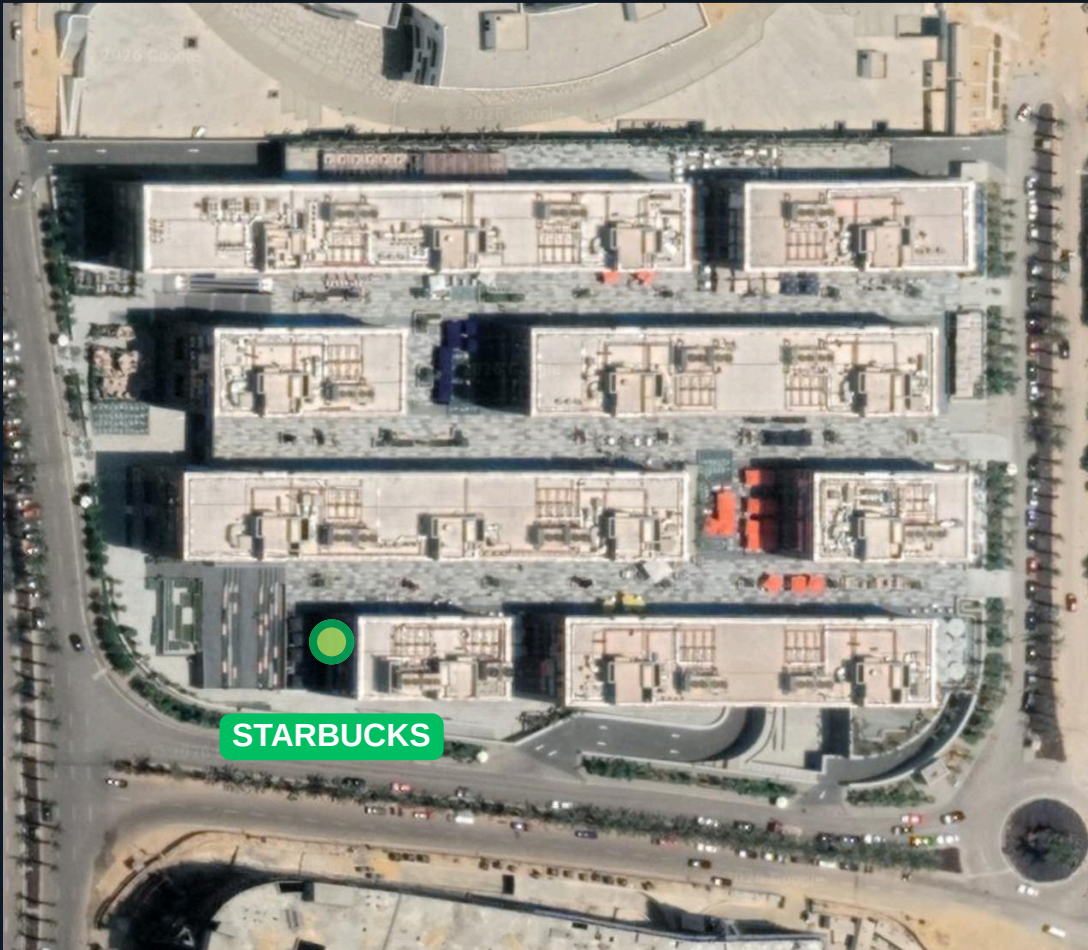
- providing premium visibility for flagship brands.



PARK ST

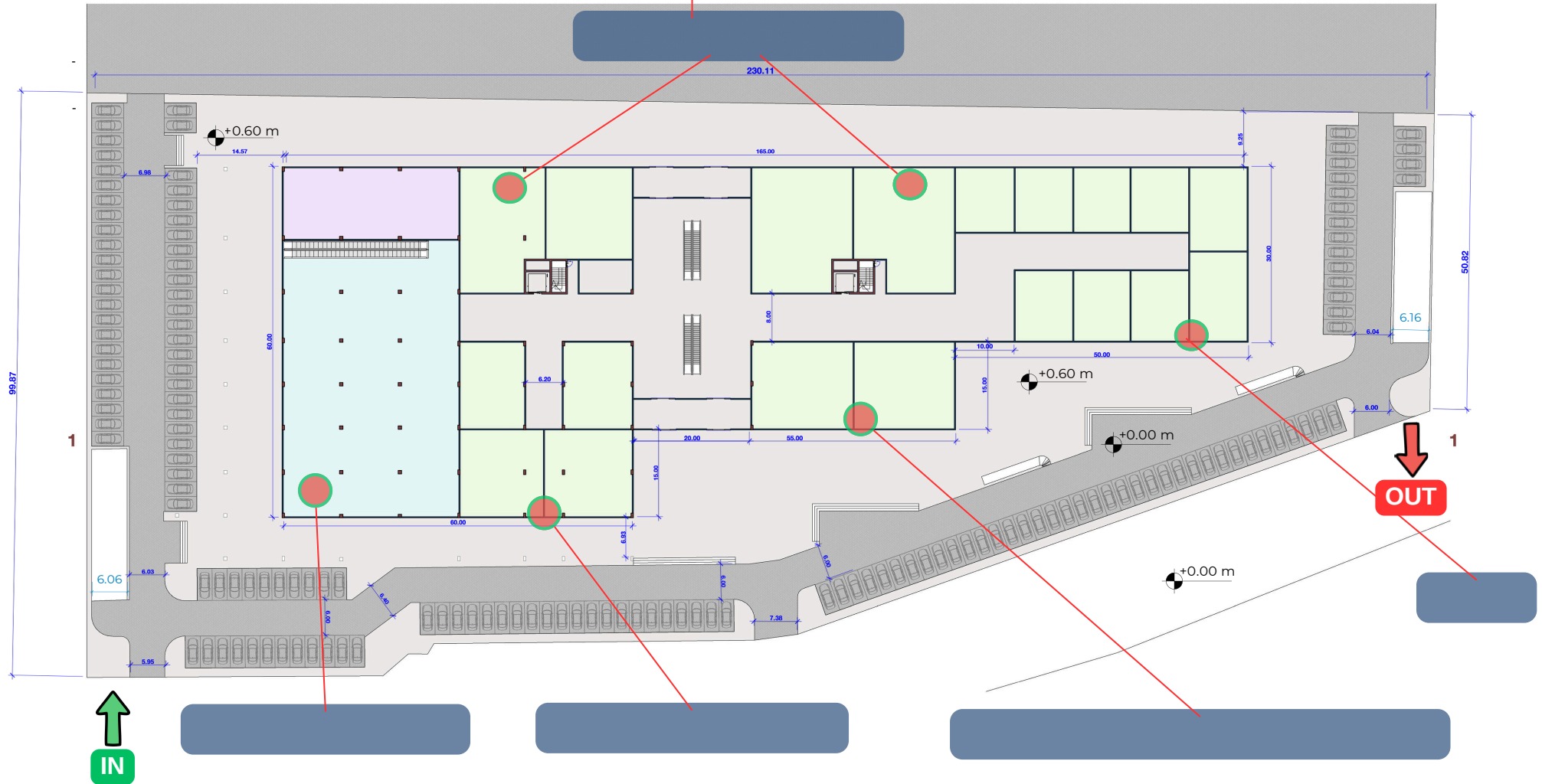


WATER WAY 5A



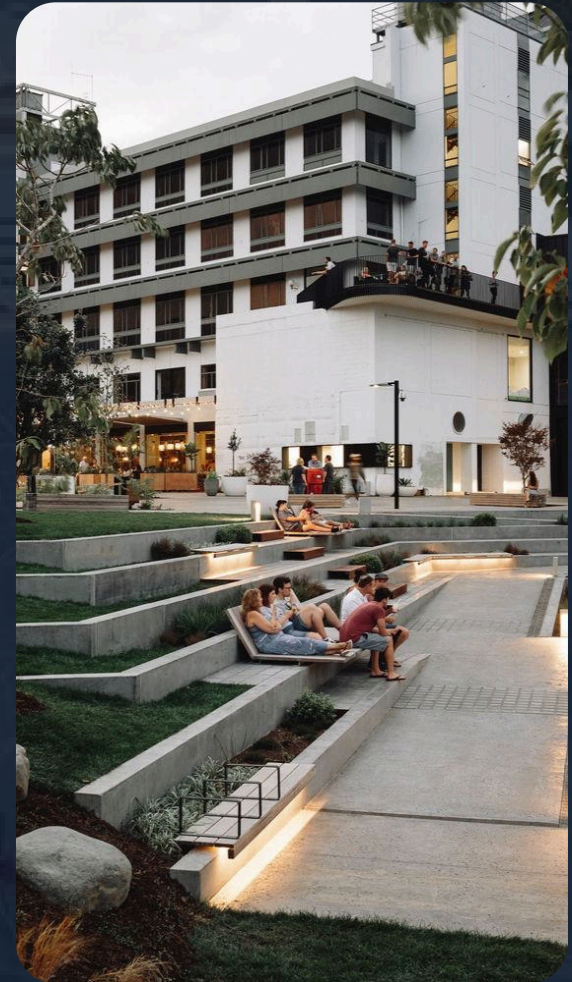
BRAND ZONING

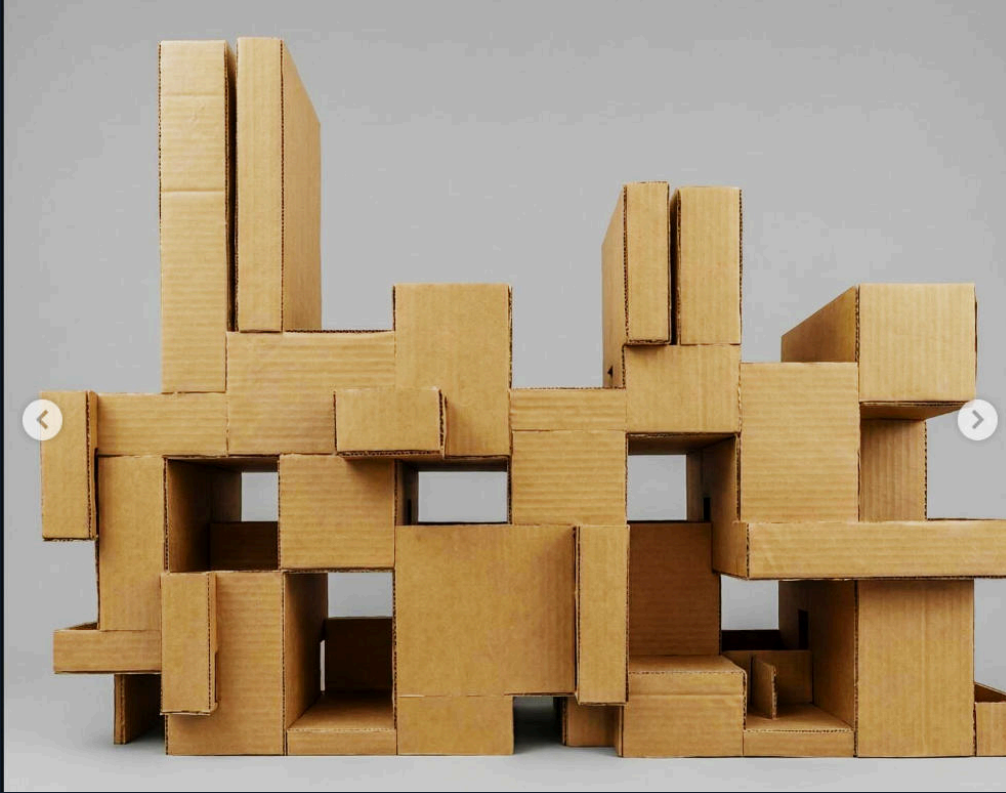
THE VILLAGE CAIRO BRAND ZONING



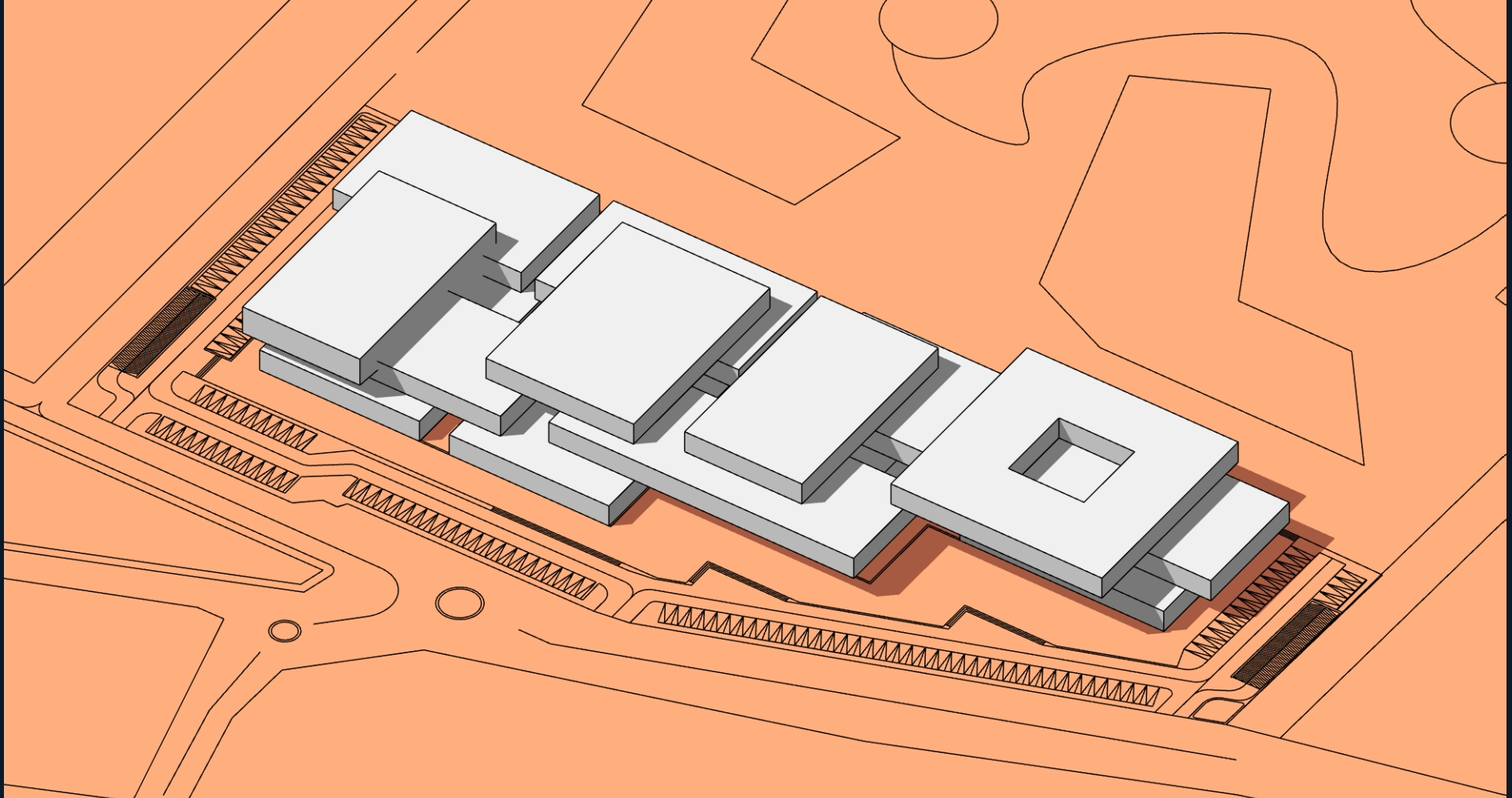
DESIGN PARAMETERS

- In a climate like Cairo's, landscape is not just decoration; it is vital infrastructure for thermal comfort and user dwell time

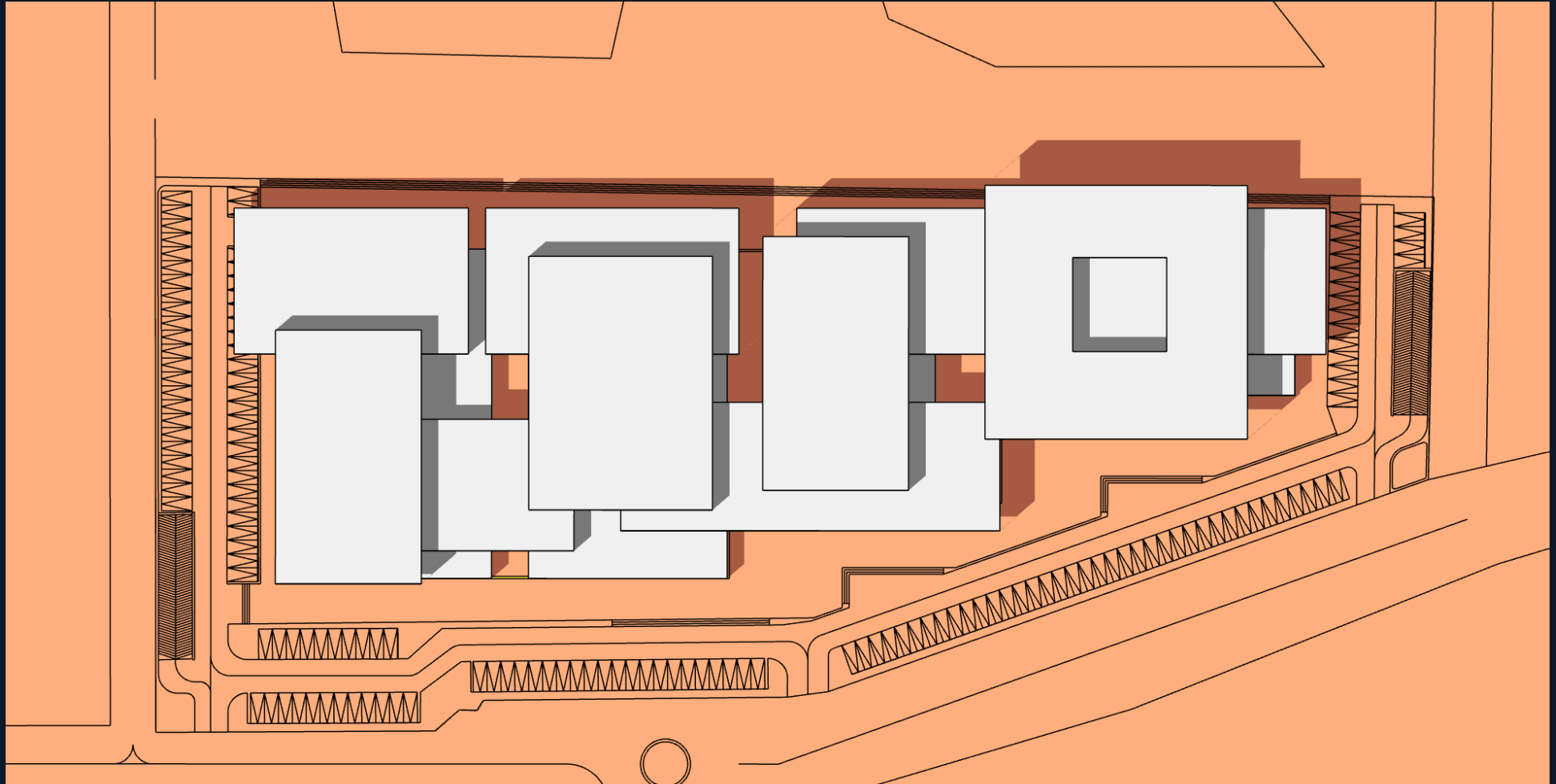




TEH VILLAGE CAIRO

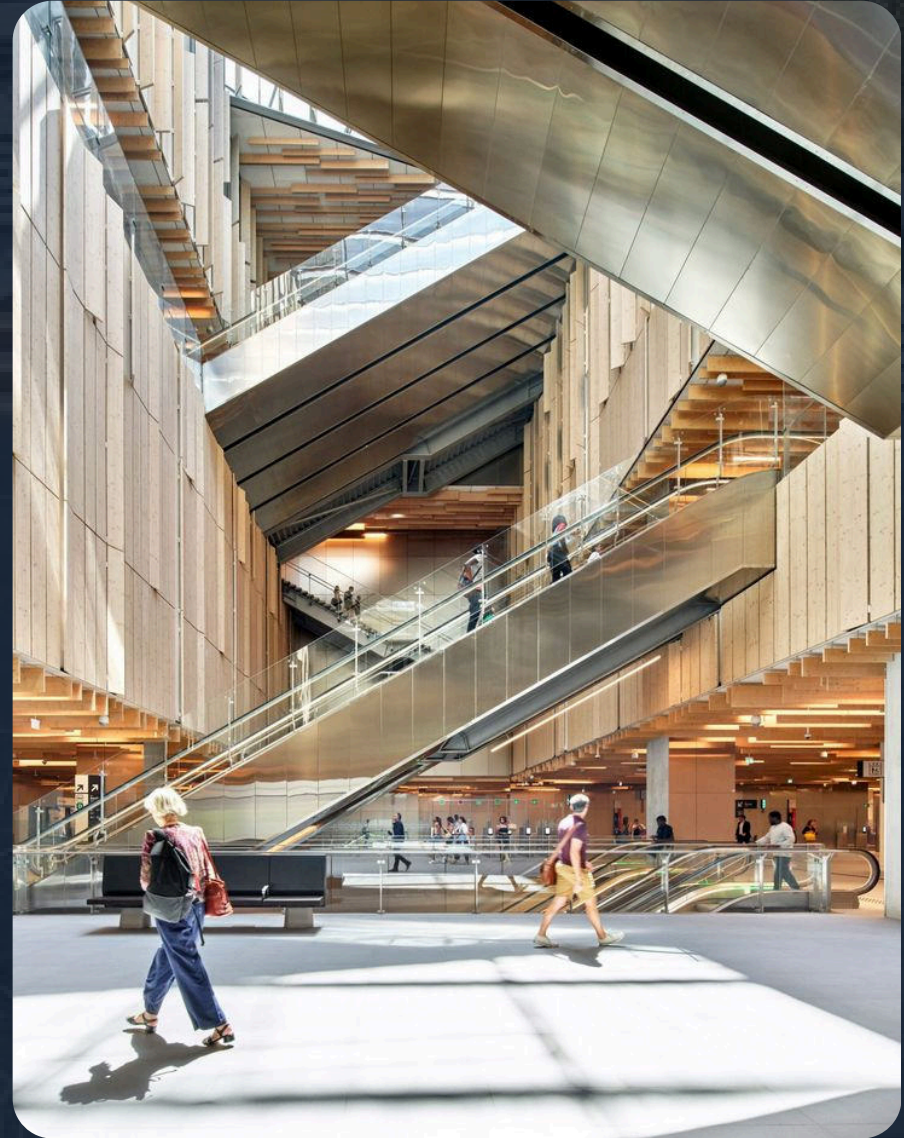


TEH VILLAGE CAIRO



DESIGN PARAMETERS

- **Express Escalation:**
Install grand, highly visible escalators leading directly from the ground floor entry plaza to the 1st-floor cinema and food court.





PROJECT DESIGN IDEAS

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