

ILLATINI®

NEW ALAMEIN

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01 ABOUT SED

Founded in 1975, SED is a joint partnership between the Saudi and Egyptian governments that focuses on developing and introducing the Egyptian market with breakthrough destinations that add value through

innovative solutions and strategies. With our track record and objective to create communities that shape future landmarks, the company has delivered around 25,000 housing units

currently inhabited by more than 114,000 individuals. The group's current portfolio carries a variety of over 50 landmark projects within Egypt presenting a mix of luxurious residential towers as well as mixed-

use communities such as Jayd New Cairo, Bleu Vert New Capital and Nile Pearl. SED's future investments and developments carry the establishment of 7 new projects across Egypt.



02 NUCA PARTNERSHIP

Established in 1979 in affiliation with the Ministry of Housing, New Urban Communities Authority (NUCA) seeks to shift the concentration of population

Our partner owns Egypt's largest land bank and is well known for its efforts in planning modern cities with the latest systems and strategies. Their impact

density from being solely in Egypt's capital and the Nile valley through the redistribution of population across newly developed attraction areas of suburbs and communities.

can be clearly seen in large-scale projects, as well as in the creation of robust infrastructure and valuable investment partnerships.

THE FUTURE IS PRESENT

03 THE FUTURE IS PRESENT

With the rise of New Alamein city, you will be introduced to the world of tomorrow today. Be at the heart of a central 4th generation city destined to be the next big thing for investments, business and economics, both nationally and internationally.

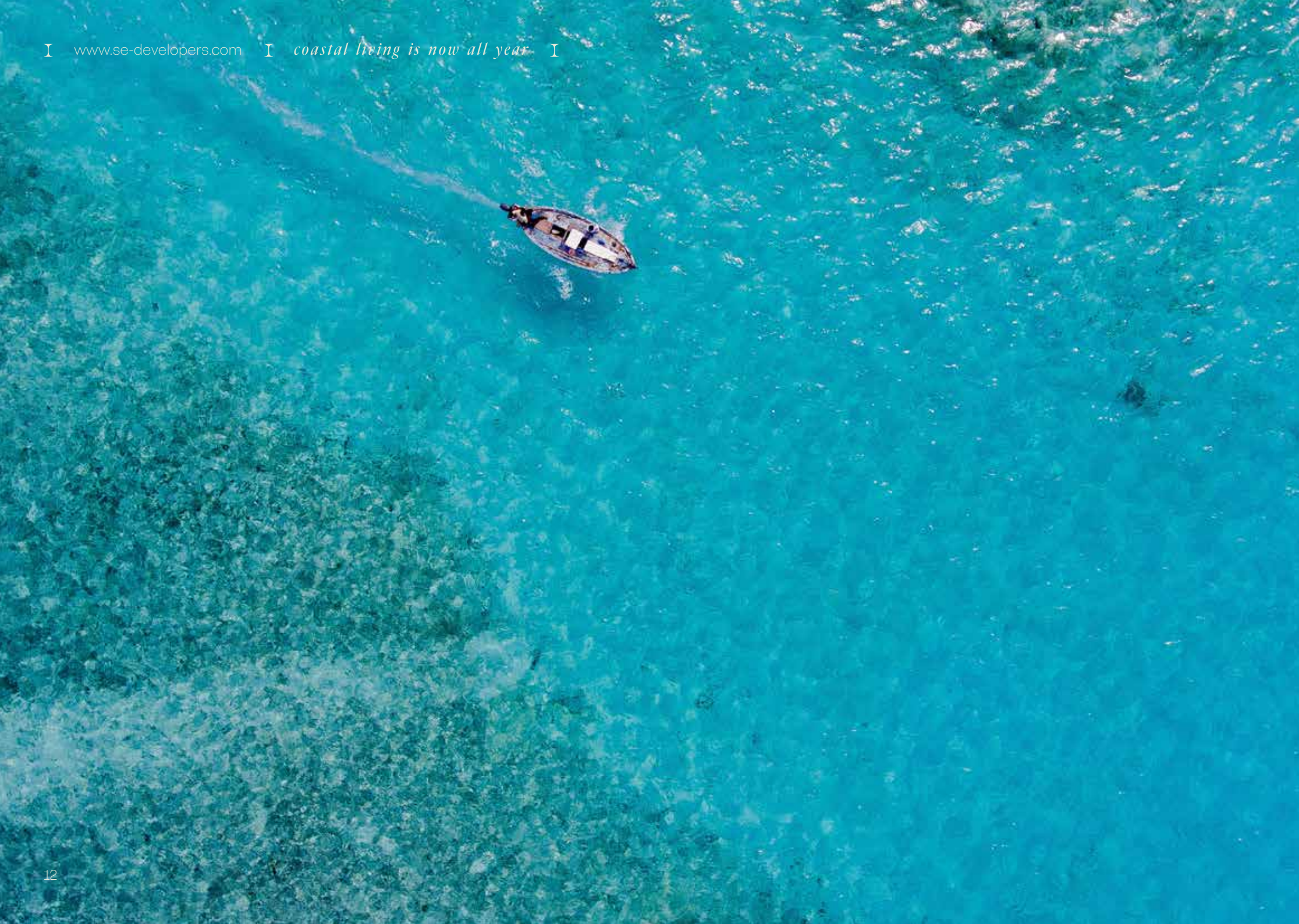
Immerse yourself in a pioneering city that boasts historical, touristic, residential, industrial & entertainment comforts and conveniences. You will find hotels and movie theaters abound along with a landmark Opera House and monumental Roman

Theater for live performances. Along with museums and neighboring historical sights, it will serve as a cultural complement to the 5 internationally accredited universities housed.

Enjoy easy accessibility by plane, train, boat or car to New Alamein where you may also find yourself riding a high-speed train connecting you to Sokhna city, passing through the New Capital City. The future is here, and it looks bright, in New Alamein city.



THE LATIN DISTRICT



04 THE LATIN DISTRICT

One of the main districts in this new city neighboring the Heritage City with boundless views of lakes and a distinct architecture, it is easy to forget you aren't strolling Madrid's Gran via with the sights, sounds and sensations that invite you in.

Il LATINI offers residents a premium lifestyle surrounded by landscaped greenery with countless paths for you to stroll along. Il LATINI offers a great way of life, all of its own.



IL LATINI ARCHITECTURE



05 IL LATINI ARCHITECTURE

IL Latini Architecture is well-known for its European classical style. Following the current European trend of embracing eye-catching aesthetics elevating every aspect of the place to a truly magnificent level.

IL LATINI IS INSPIRED BY THE PRIDE OF THE PAST AND THE HOPES OF ALL TO COME

Il Latini provides a stunning natural setting filled with greenery, spacious areas, and intricately designed features hidden beneath a charming exterior. This combination gives the entire place a truly brilliant perspective.









ARCHITECTURAL DESIGN



theme
02







MASTERPLANS

ALL ZONES



ZONE 02



ZONE 03



ZONE 05



FINISHING STANDARDS



01 FINISHING STANDARDS

intricate depth of passion — exhibited in the making of your new home

You will take immense satisfaction in seeing the meticulous and intricate depth of passion exhibited in the making of your new home, with super lux finishing upheld to the highest international standards.

Lavish entrances welcome you into a palatial reception that leads you to your door. Live over the moon and beyond the stars in a truly spectacular setting of upscale refinement.



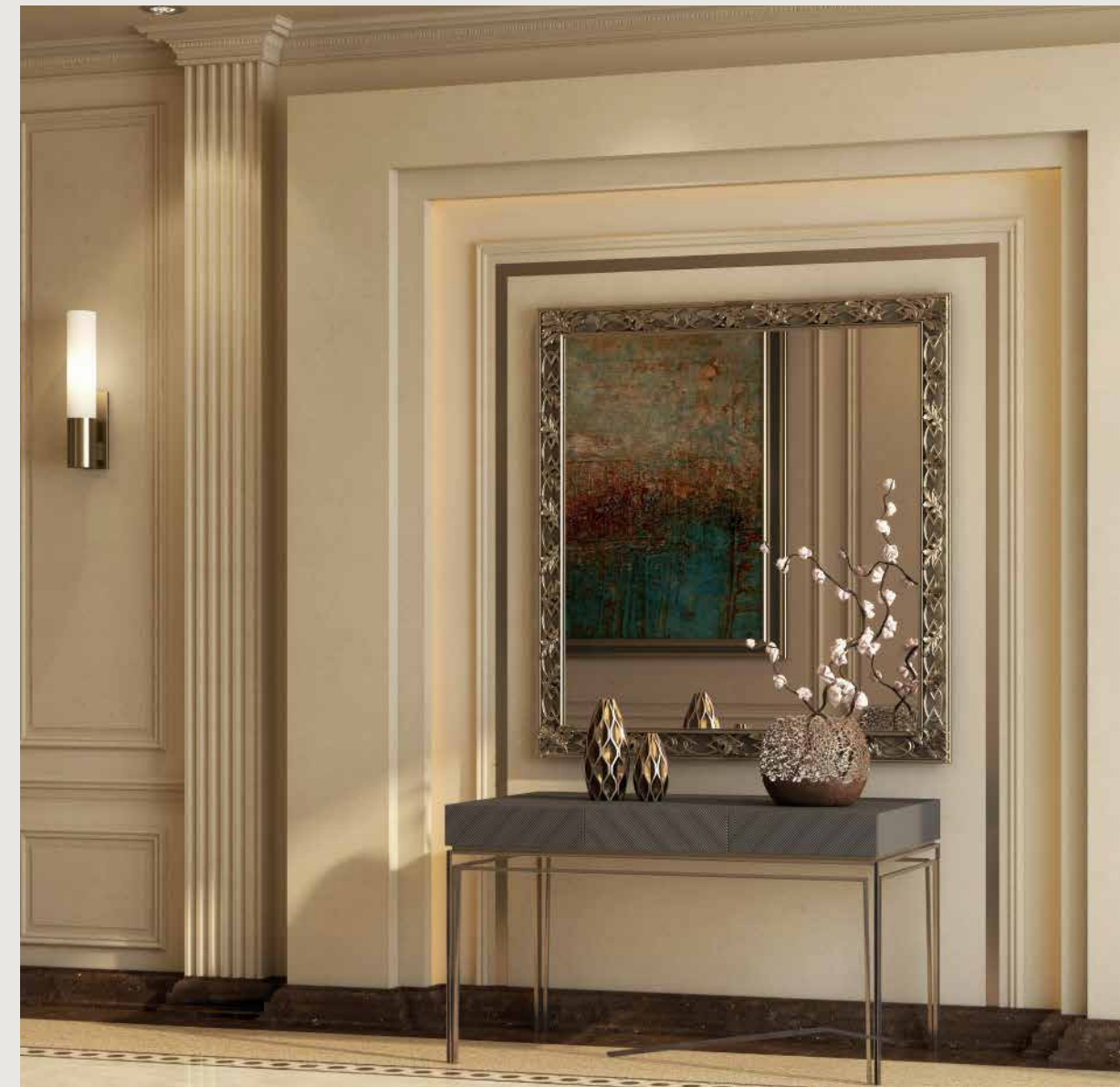
02 VARIETY OF SPACES

the pride of the past — and for the hopes of all to come

Find the apartment of your dreams ranging from customizable 60 sqm to 260 sqm, going from 1 bedroom up to 4 bedrooms.

These high-quality finished homes are ideal for both individuals and families looking for a fresh new start in a thriving environment, with an amazing all-year climate.

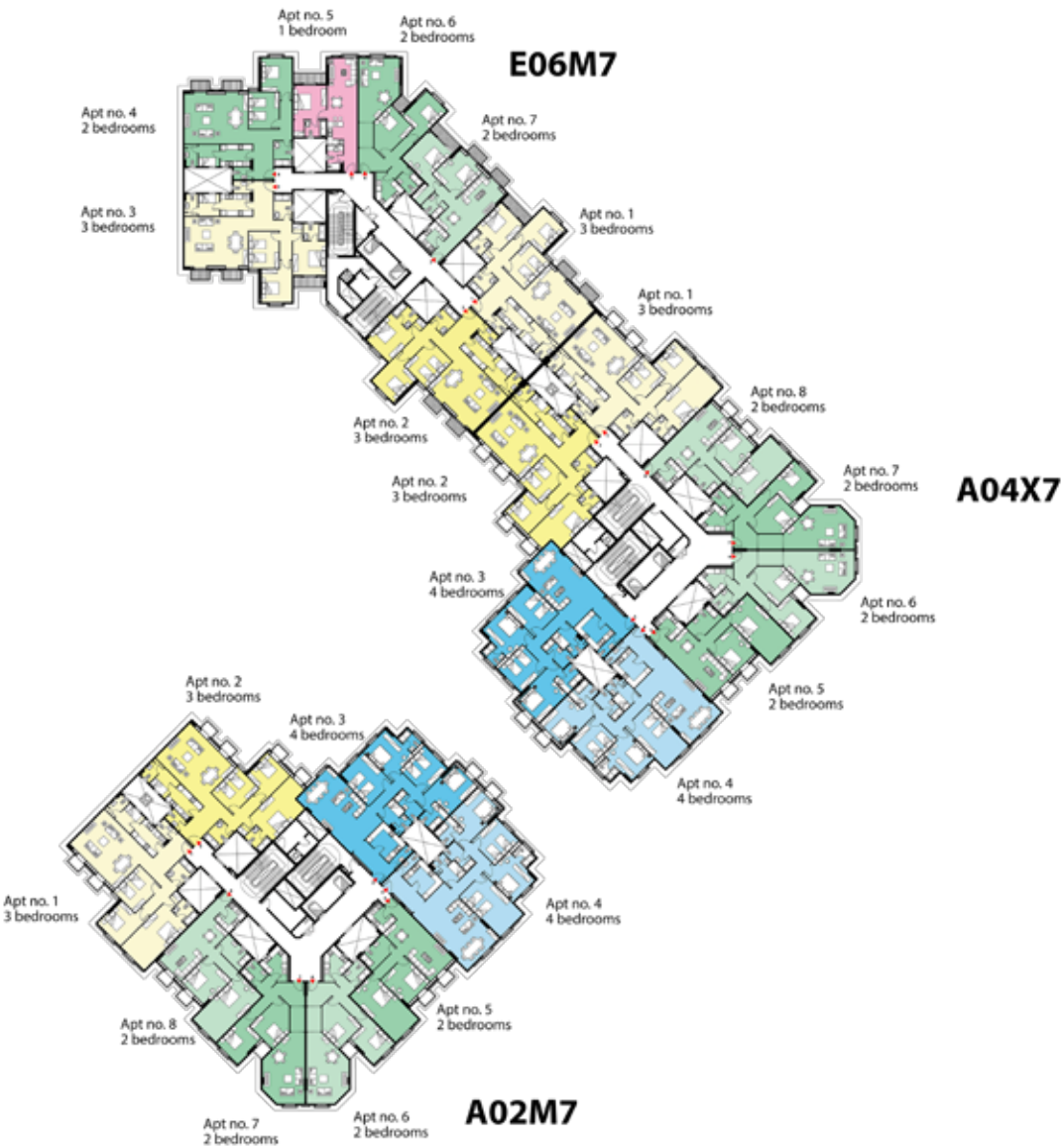




FLOORPLANS

ZONE 02 CLUSTER 03

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

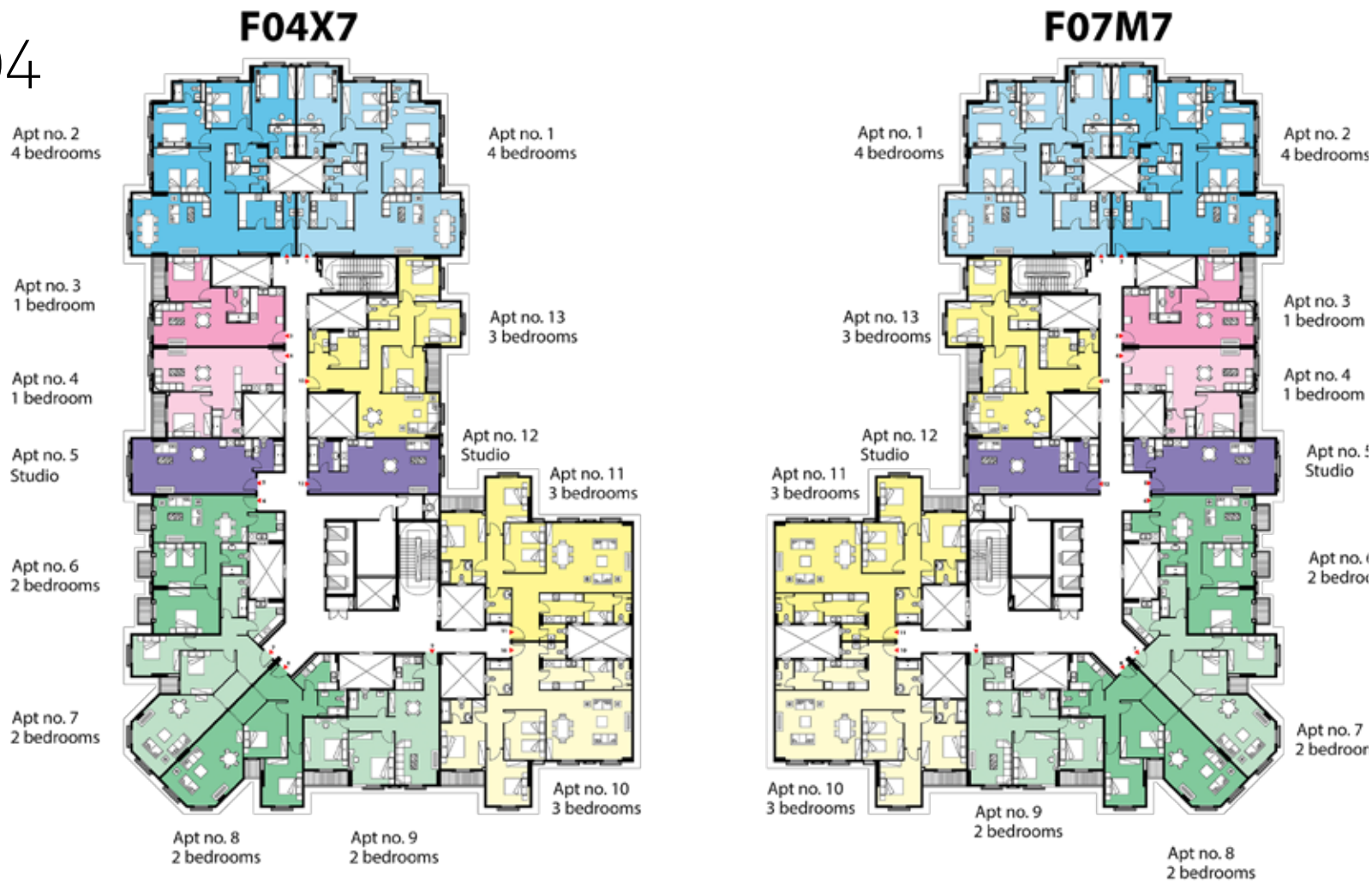


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5. ACTUAL UNIT AREAS, FRONT WINDOWS, PORCHES, TERRACES, LOGGIA AND EXTERIOR TRIM DETAIL MAY VARY BY ELEVATION STYLES AND FLOOR LEVEL.
6. EACH GARDEN PLOT WILL VARY BASED ON THE LOCATION OF THE BUILDING.
7. TERRACES & RECEPTIONS FACADES MAY VARY BASED ON THE FLOOR LOCATION.

ZONE 02 CLUSTER 04

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

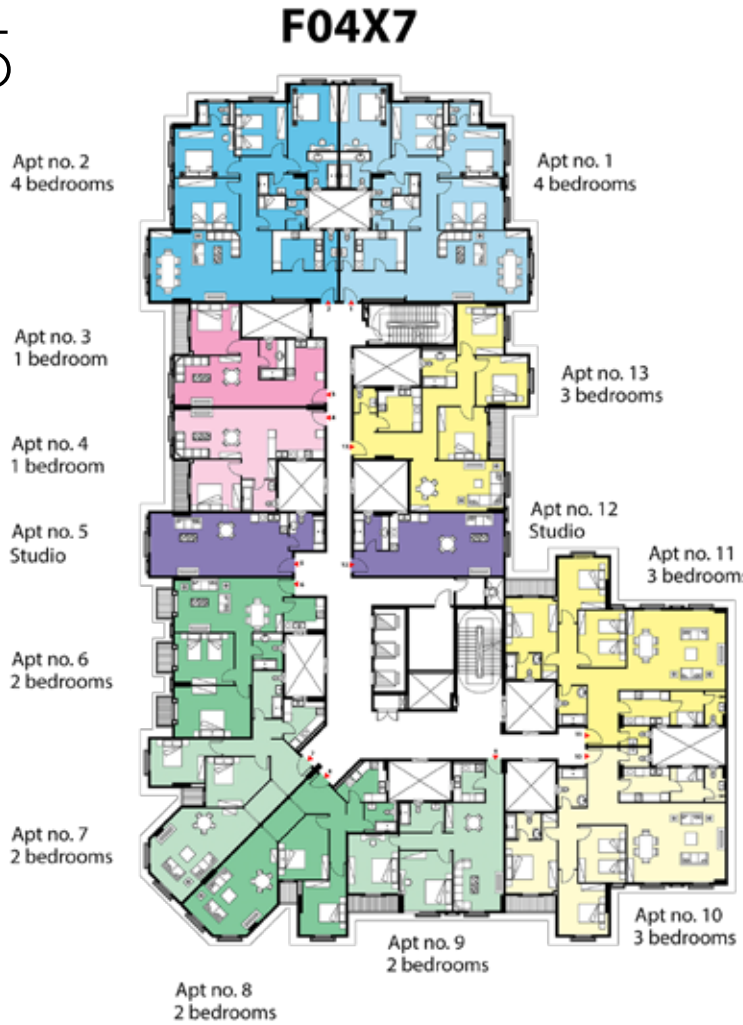


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ZONE 02
CLUSTER 05

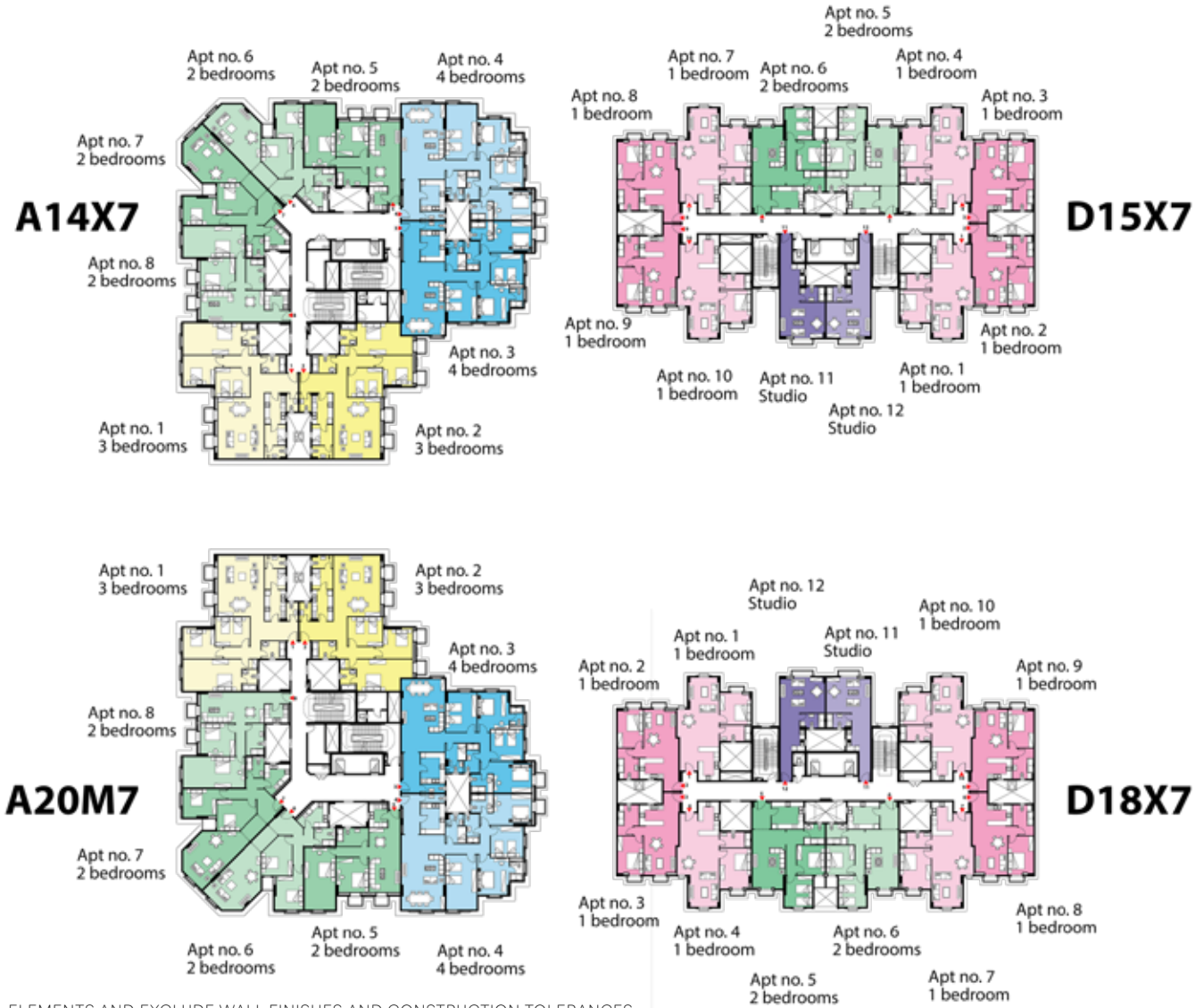
- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



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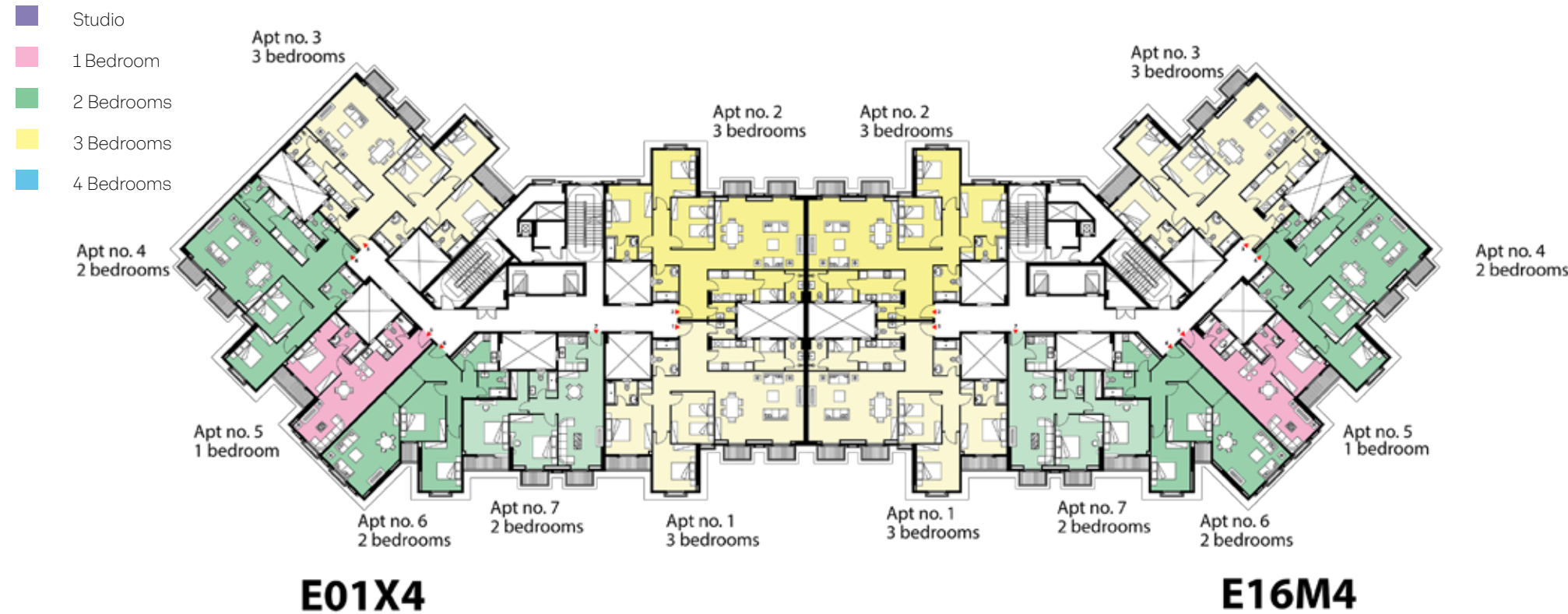
ZONE 02
CLUSTER 07

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



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ZONE 02
CLUSTER 09



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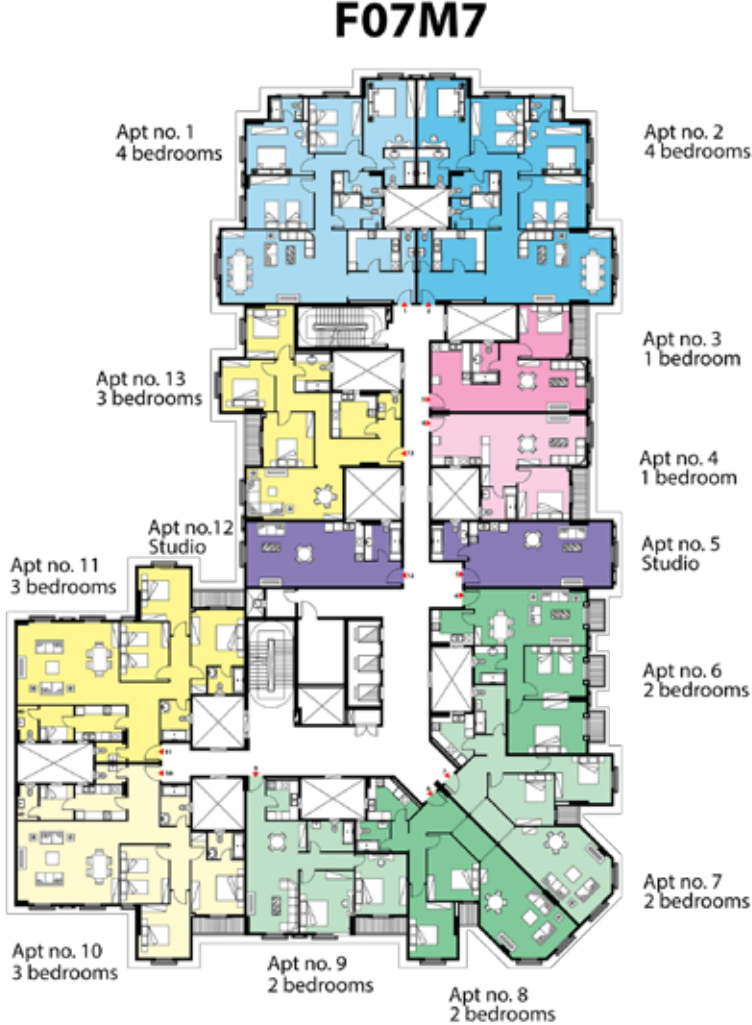
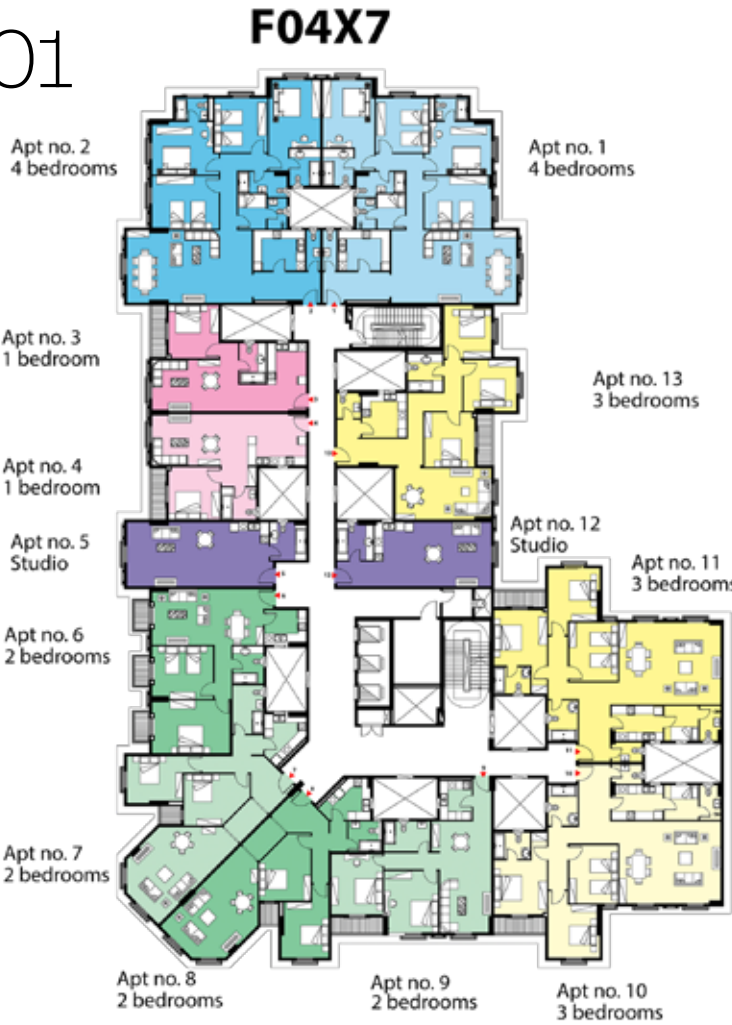
ZONE 02
CLUSTER 10



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ZONE 03
CLUSTER 01

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



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ZONE 03
CLUSTER 02

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

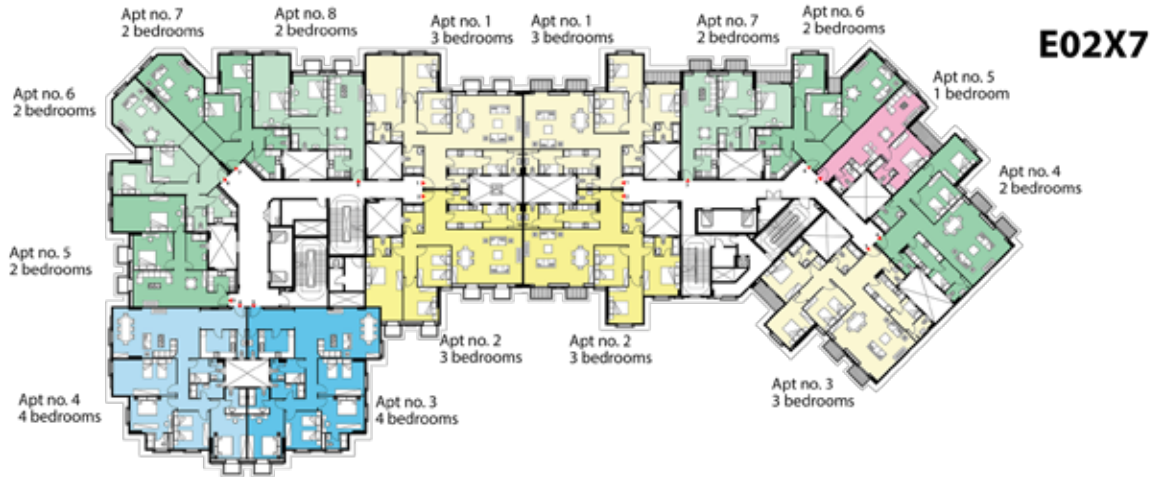


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ZONE 03
CLUSTER 05

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

A06M7



A03X7

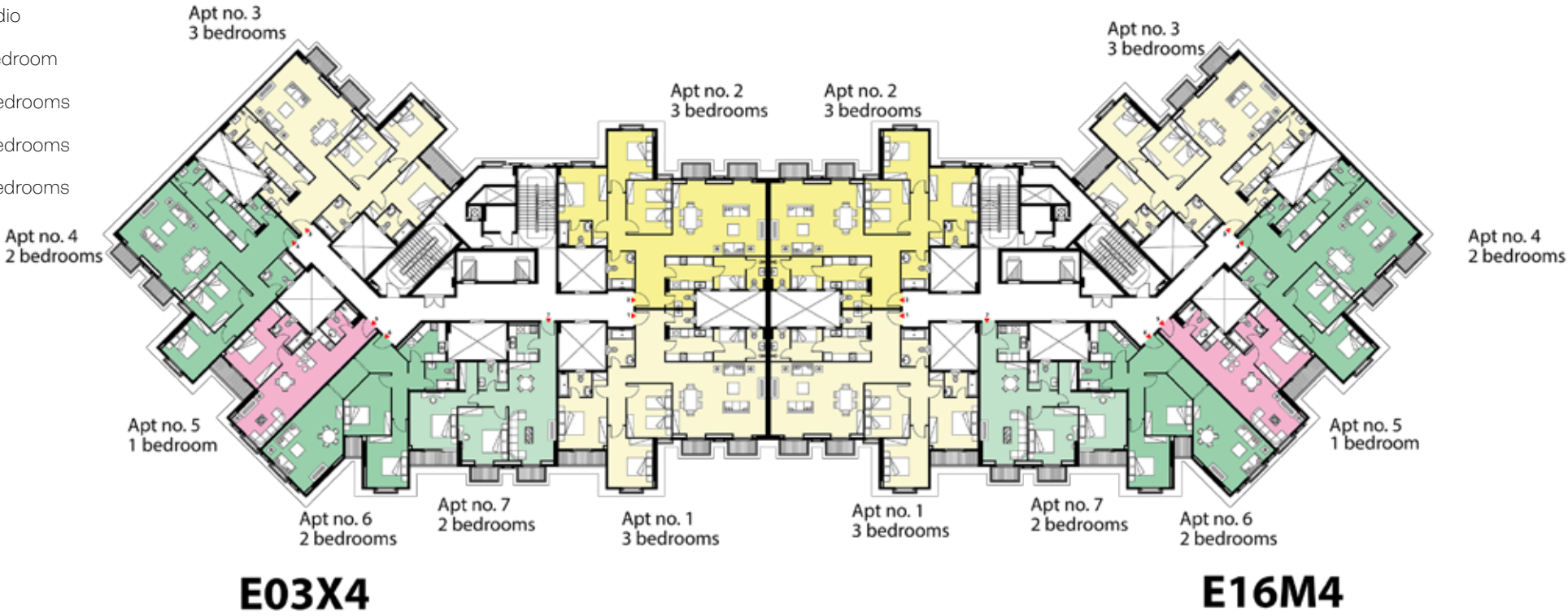


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ZONE 03
CLUSTER 07

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

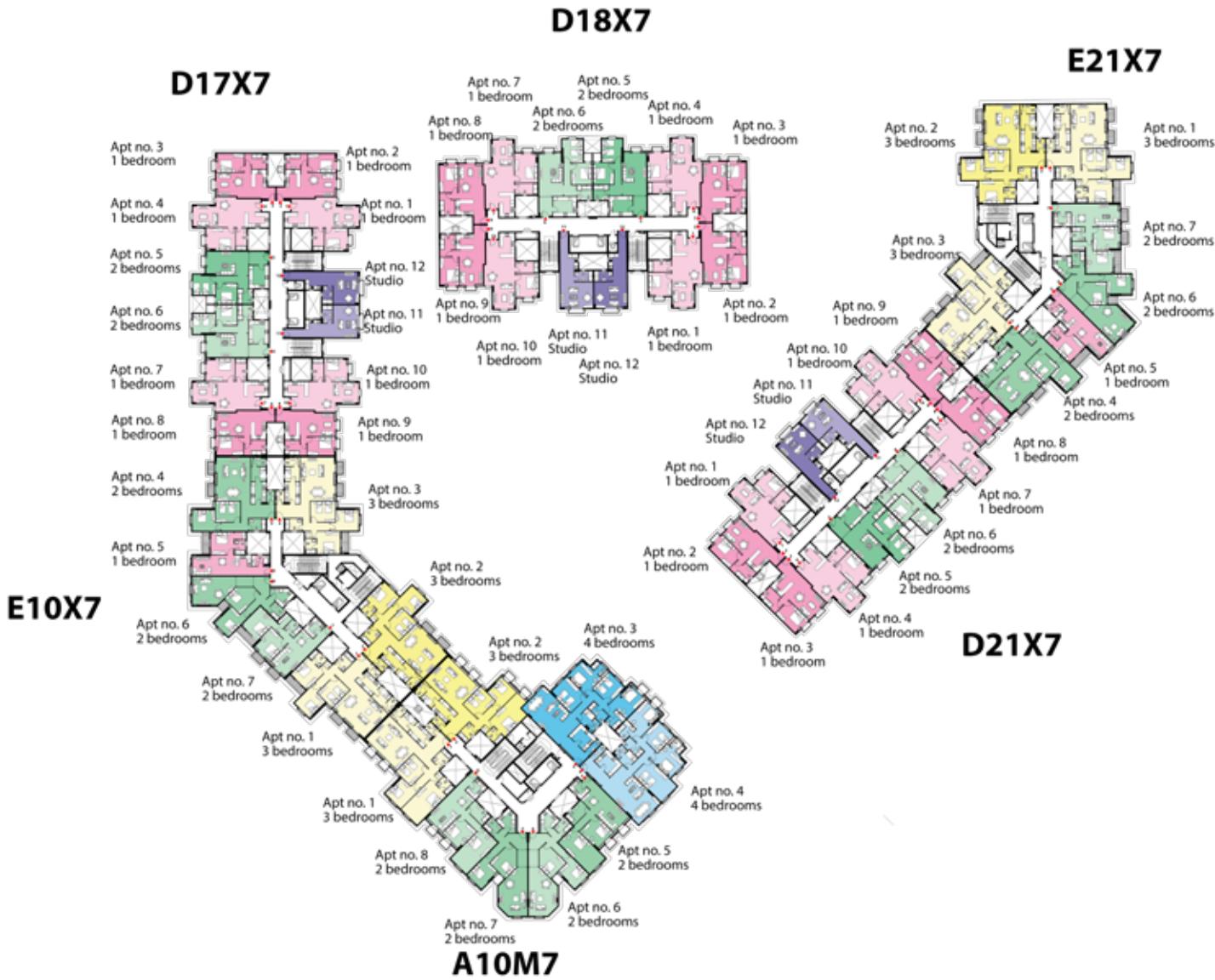


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ZONE 05
CLUSTER 01

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



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ZONE 05
CLUSTER 02

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



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ZONE 05
CLUSTER 03

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

F04X4



F07M4



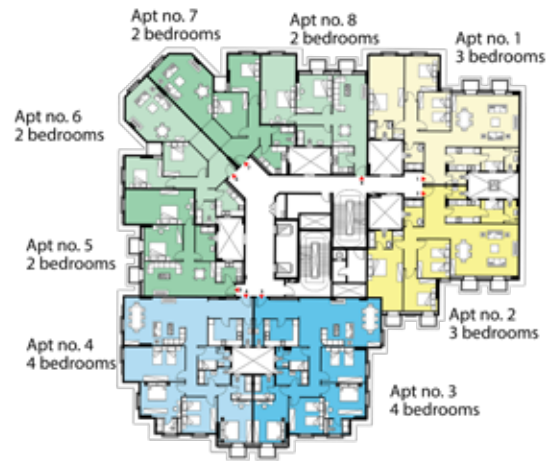
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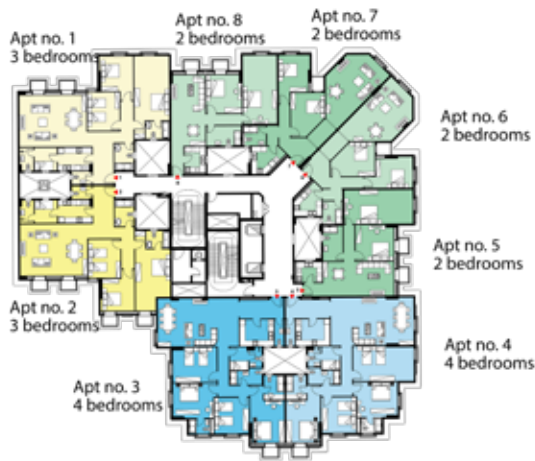
ZONE 05
CLUSTER 08

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms

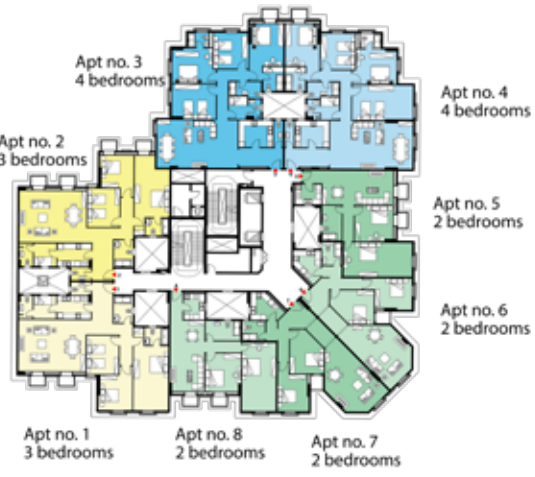
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A03X4



A02X4



A06M4

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ZONE 05

CLUSTER 11

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 Bedrooms



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