

Living Pathways

GLEN

New Cairo

GLENGLENGLENGLENG

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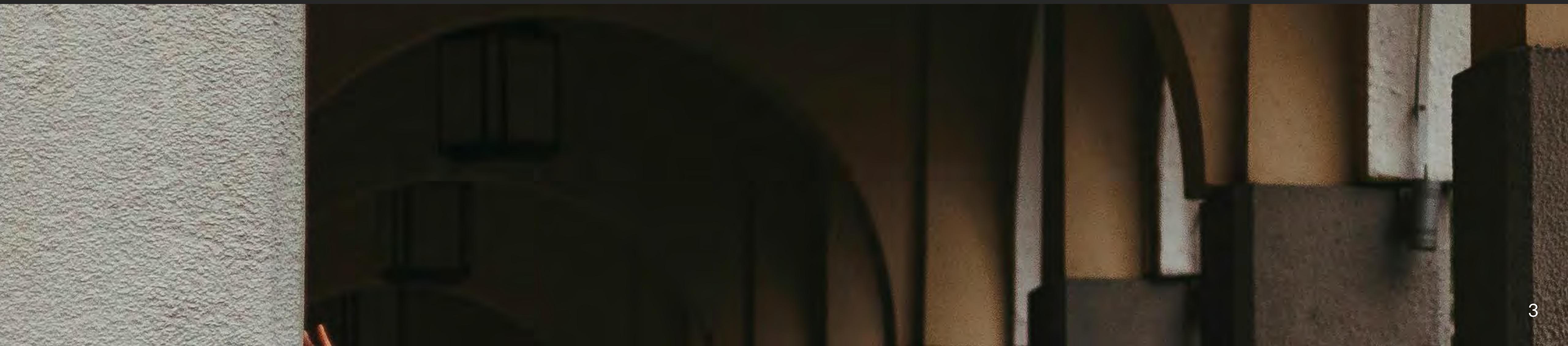
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# WELCOME TO IL CAZAR

At IL Cazar, we believe in creating more than just developments; we build pathways to inspired living. Established in 2019, we have rapidly earned our reputation as pioneers in real estate, delivering innovative projects that surpass expectations.

With a legacy of excellence from iconic developments such as Go Heliopolis, Creek Town, The Crest, Safia and Stoda, we are committed to raising the bar in design, quality, and lifestyle experiences. Our journey is defined by our unwavering dedication to crafting spaces that inspire. From prime locations to unparalleled amenities, we create communities that combine elegance with purpose.

We are also known for our rapid construction pace and delivery phases, ensuring our residents can enjoy their new homes without delay. With every project, we aim to leave a positive, lasting impact on our residents and the world around us.



# YOUR PATHWAY TO GLEN JOURNEY UNPARALLELED LIVING

Welcome to Glen, our exclusive all-villa community in the heart of East Cairo, where architectural elegance meets the serenity of lush landscapes. Spanning across 200 feddans, we've designed Glen to redefine luxury living. Where privacy, exclusivity, and a vibrant connection to nature come together to create a truly unique living experience. At Glen, we've thoughtfully divided our community into These pathways reflect who we are—a community that fosters unity and purpose. Glen isn't just a place to live; it's your pathway to a balanced and purposeful life. With spaces crafted for self-discovery, building relationships, and personal growth, we provide the perfect backdrop for shaping your own unique journey.

# Prime Location

## The Perfect Location for Your Future

Strategically located at sixth settlement in the heart of New Cairo, Glen places you at the center of it all. With unmatched connectivity to key destinations, we offer both accessibility and serenity:

- 01** min from Ain Sokhna Road
- 04** mins from E-Ring Road.
- 05** mins from Hyde Park.
- 25** mins from Cairo International Airport

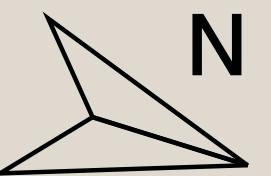
Our location ensures that you're always close to where you need to be, while enjoying the tranquility of a private, nature-filled community.



# Masterplan

E-brochure 2025

GLEN



# MASSTERPLAN

# Zoned Masterplan

■ G-Haus

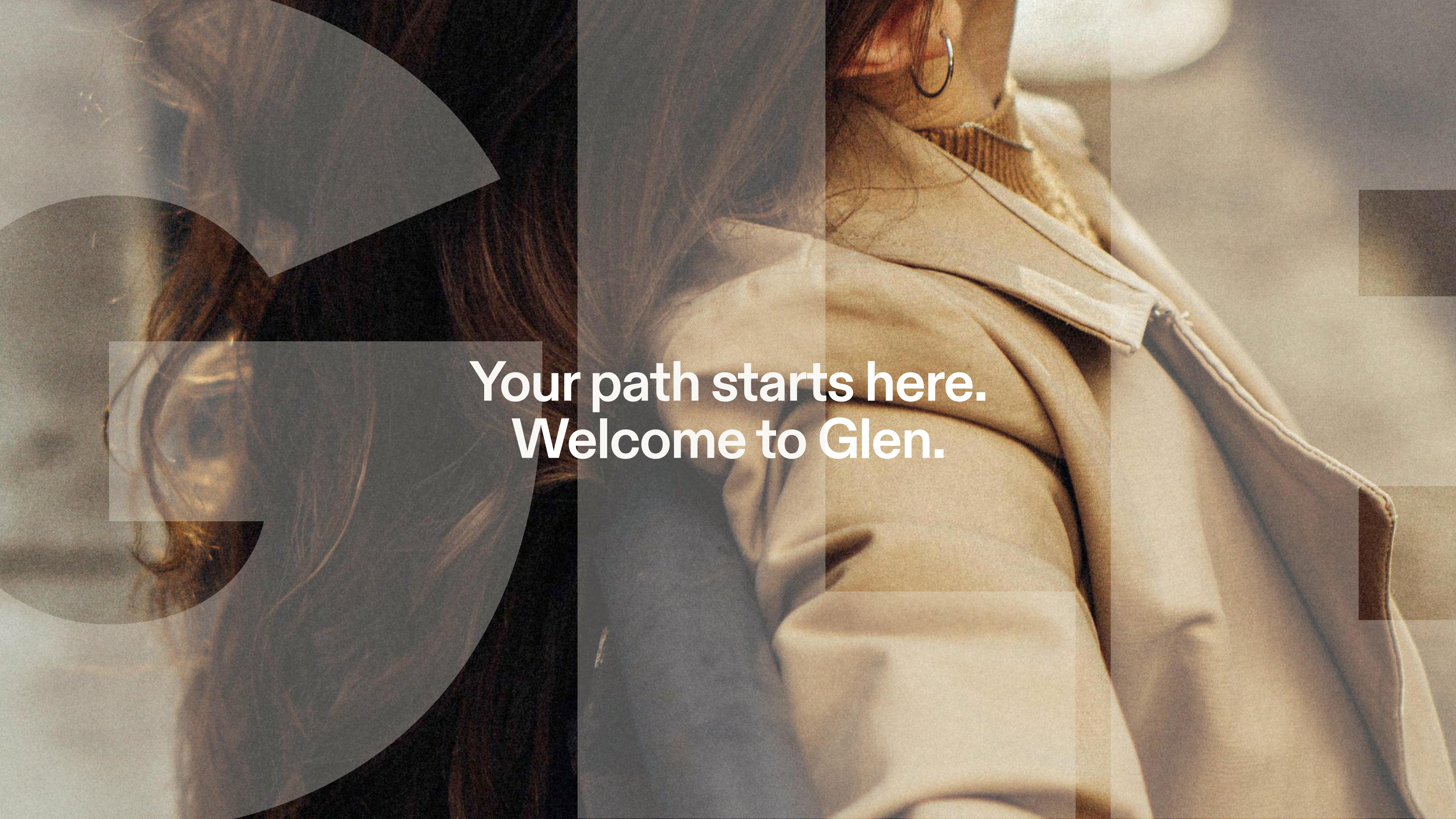
■ G-Arc

■ G-Meadow

■ G-Edge



# MASTERPLAN

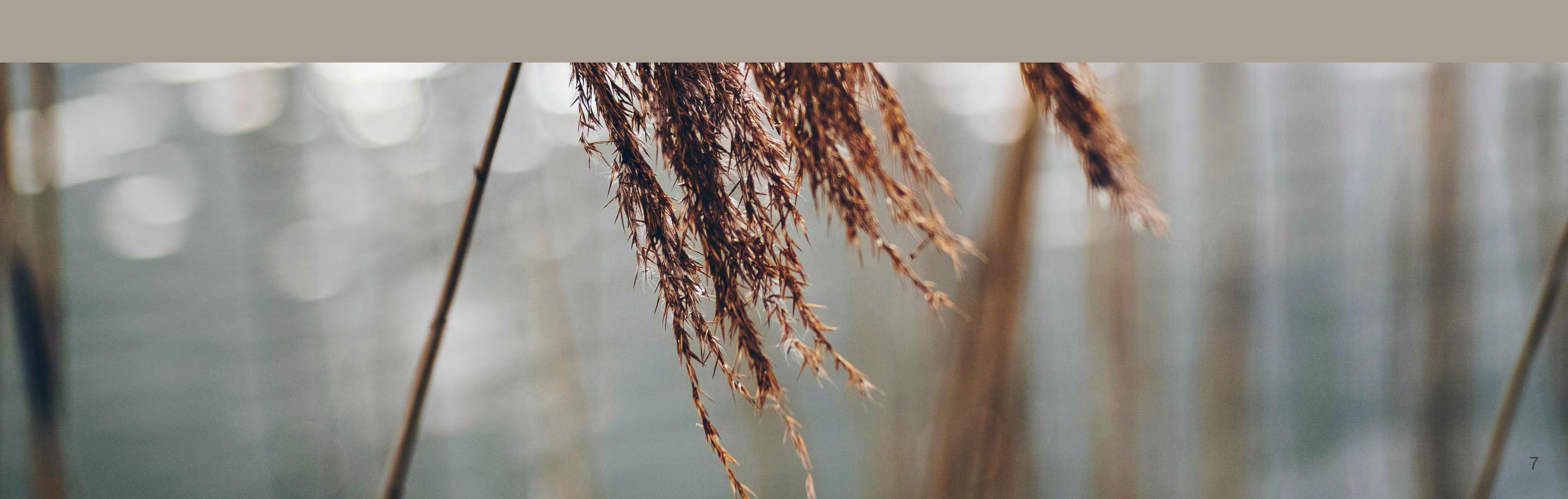


Your path starts here.  
Welcome to Glen.

Living at Glen

# Create Your Own Path at Glen

At Glen, we provide a place where you can create your own unique path. With villas that offer privacy and tranquility, you can enjoy expansive green spaces, private terraces, and stunning views. Each villa is designed to support a lifestyle of balance and growth. Whether you're starting a new chapter or deepening relationships, Glen is the ideal environment for you to live your journey. The variety of unit types, including Standalone Villas, Quads and Townhouses, ensuring that you have the perfect space to fit your needs.





## Architecture Designed for Your Journey

At Glen, architecture is more than just design—it's your pathway to a meaningful life. Designed by Raef Fahmi Architects, a renowned name in the industry known for its distinctive approach to contemporary architecture, seamlessly blending form and function. With a legacy of creating spaces that resonate with both elegance and practicality, his designs prioritize harmony with the environment while enhancing everyday living. Our villas are thoughtfully crafted with modern design principles, blending seamlessly with the natural surroundings. Each element is carefully considered to enhance your experience, creating spaces that are not only beautiful but functional and inspiring.

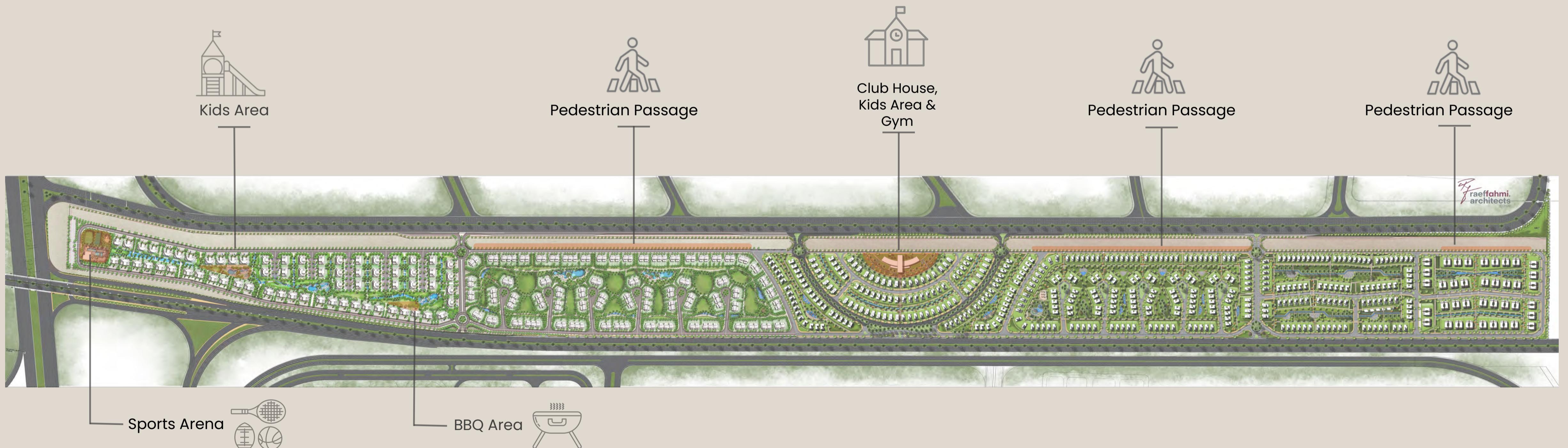
Our design creates a sense of openness and connection with nature, giving you the freedom to discover your unique path in life. The architecture doesn't just serve as a backdrop—it actively supports and enhances your journey.



## **The Living Experience... A Place Where Every Moment Counts**

At Glen, living is all about embracing the journey of life with each step you take. Imagine a day filled with possibilities—whether you're playing sports at the Multi-purpose Courts, Grilling in the BBQ Area, working out in the Fitness Area, unwinding in the Wellness Areas, or socializing in one of the Two Clubhouses. Our amenities support both your physical and mental well-being. Meanwhile, the natural surroundings provide a calm escape from the busy world outside. Whether you're taking a peaceful stroll through the beautiful landscapes, getting to know your neighbors, or simply enjoying a quiet moment at home, Glen offers everything you need to carve out your own path.

# Amenities Masterplan





# The Glen Experience

## Where Flavor Meets Connection

Our culinary offerings provide a space for relaxation and connection. Whether you're enjoying a meal with family or having a coffee with friends, our dining options create an atmosphere where relationships thrive. Our restaurants and cafes offer a variety of flavors, allowing you to unwind and celebrate life's moments. This space supports not just your taste buds, but also the connections that help you grow and discover your path.

## Worry-Free Community

At Glen, we understand that security is key to your peace of mind. Our dedicated security team ensures that our community remains safe, allowing you to focus on your journey. With 24/7 monitoring, well-maintained common areas, and the latest security technologies, we offer a secure, worry-free environment for all residents. This commitment to safety allows you to embrace your journey with confidence, knowing you are in a protected, well-cared-for space.

Floor Plans

Standalone Villa Type-A



**Standalone Villa Type-A**

# STANDALONE

## Villa Type-A

**Total Area: 275 M<sup>2</sup>**

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### Ground Floor - 105 M<sup>2</sup>

01 Lobby	2.25 x 2.70 M
02 Reception	11.15 x 7.35M
03 Kitchen	3.70 x 3.14 M
04 G.Toilet	1.80 x 1.20 M
05 Maid Room	1.80 x 2.00 M
06 Maid Bathroom	1.80 x 0.90 M

### First Floor - 126 M<sup>2</sup>

01 M.Bedroom	3.60 x 3.60 M
02 M.Dressing	2.40 x 2.20 M
03 M.Bathroom	3.60 x 1.80 M
04 Bedroom/living	3.70 x 3.60 M
05 Bedroom 1	3.70 x 3.60 M
06 Bedroom 2	3.60 x 3.60 M
07 Bathroom	2.20 x 1.60 M

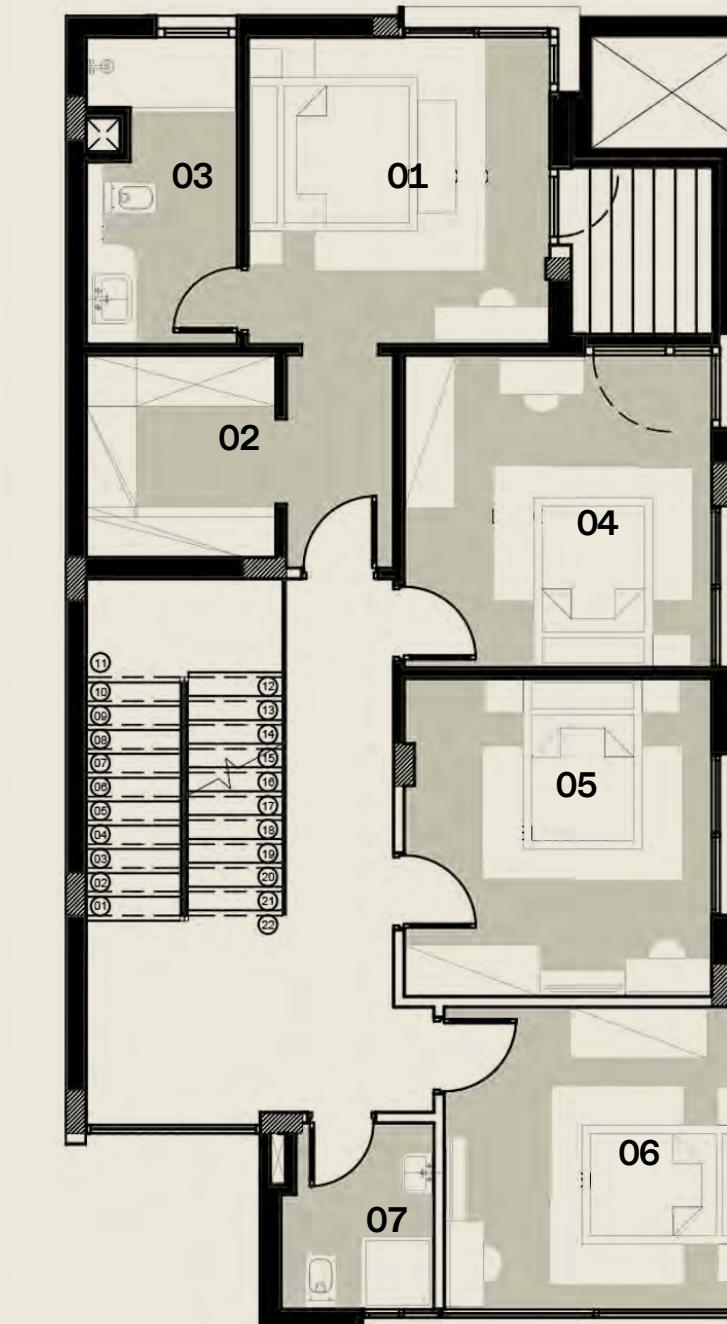
### Roof Floor - 43 M<sup>2</sup>

01 Living	3.40 x 3.60 M
02 kitchenette	2.40 x 2.50 M
03 Bathroom	1.45 x 1.70 M
04 Open Roof	6.00 x 7.35 M
05 Open Roof	3.30 x 5.10 M

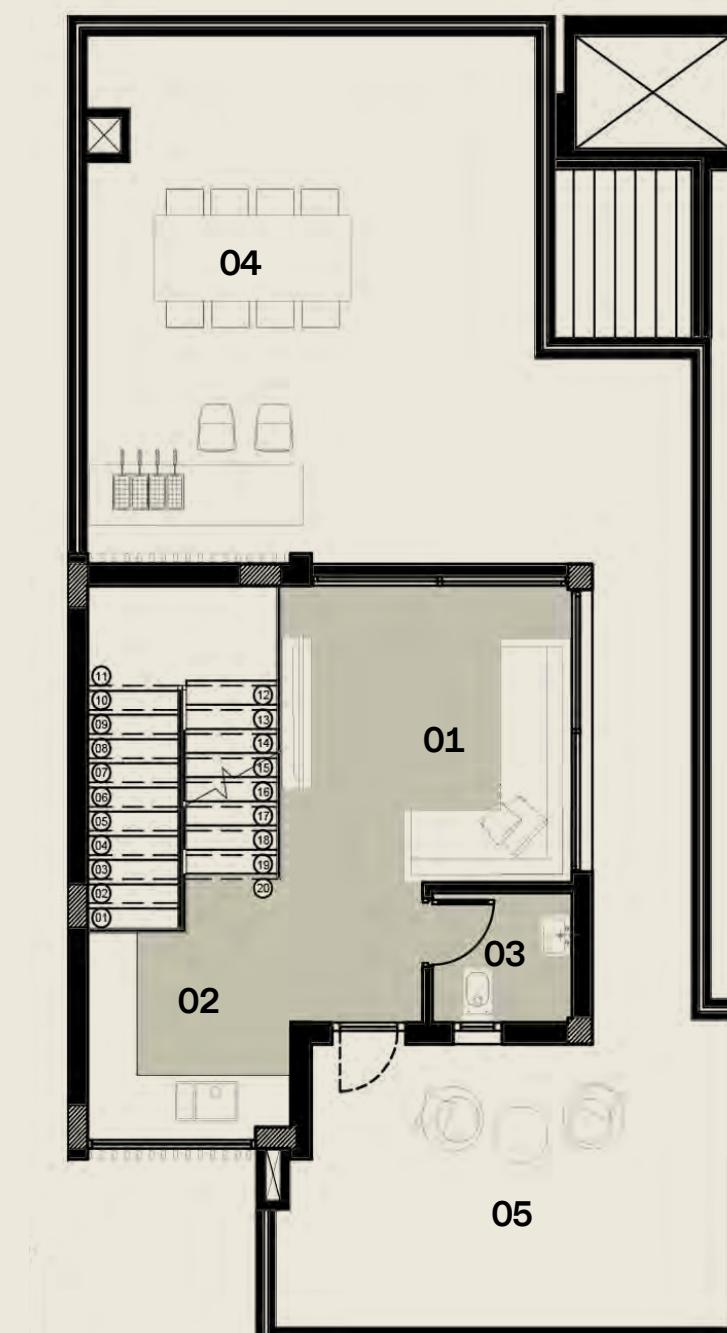
### Ground Floor



### First Floor



### Roof Floor



Floor Plans

Standalone Villa Type-B



**Standalone Villa Type-B**

# STANDALONE

## Villa Type-B

**Total Area: 250 M<sup>2</sup>**

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### Ground Floor - 99 M<sup>2</sup>

01	Entrance	2.80 x 2.40 M
02	Reception	4.25 x 7.40 M
03	Kitchen	2.60 x 3.60 M
04	G.Tiolet	2.60 x 1.20 M
05	Maid Room	1.70 x 2.10 M
06	Maid Bathroom	1.70 x 1.30 M
07	Lobby	5.00 x 3.70 M

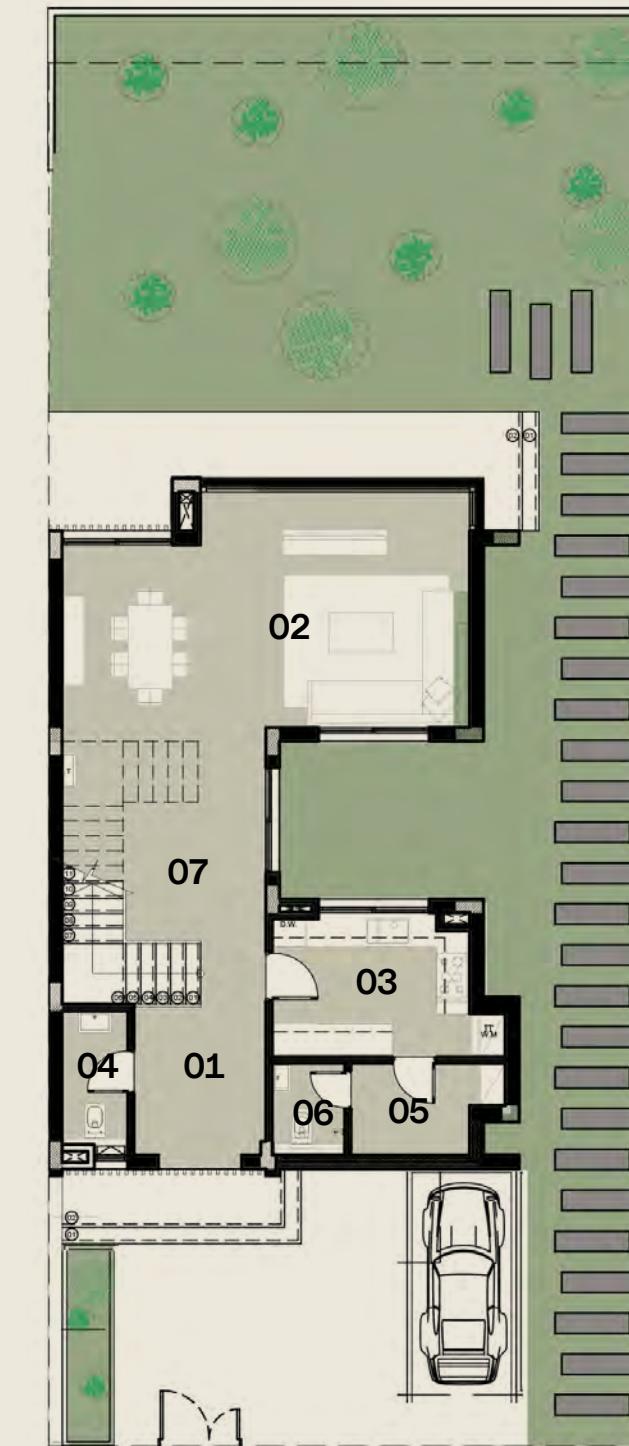
### First Floor - 120 M<sup>2</sup>

01	Lobby	4.75 x 3.70 M
02	M.Bedroom	4.25 x 5.75 M
03	M.Dressing	1.65 x 2.10 M
04	M.Bathroom	2.50 x 3.60 M
05	Bedroom 1	3.60 x 4.30 M
06	Bedroom 2	3.60 x 3.60 M
07	Bathroom	1.65 x 2.50 M
08	Terrace	1.00 x 4.50 M

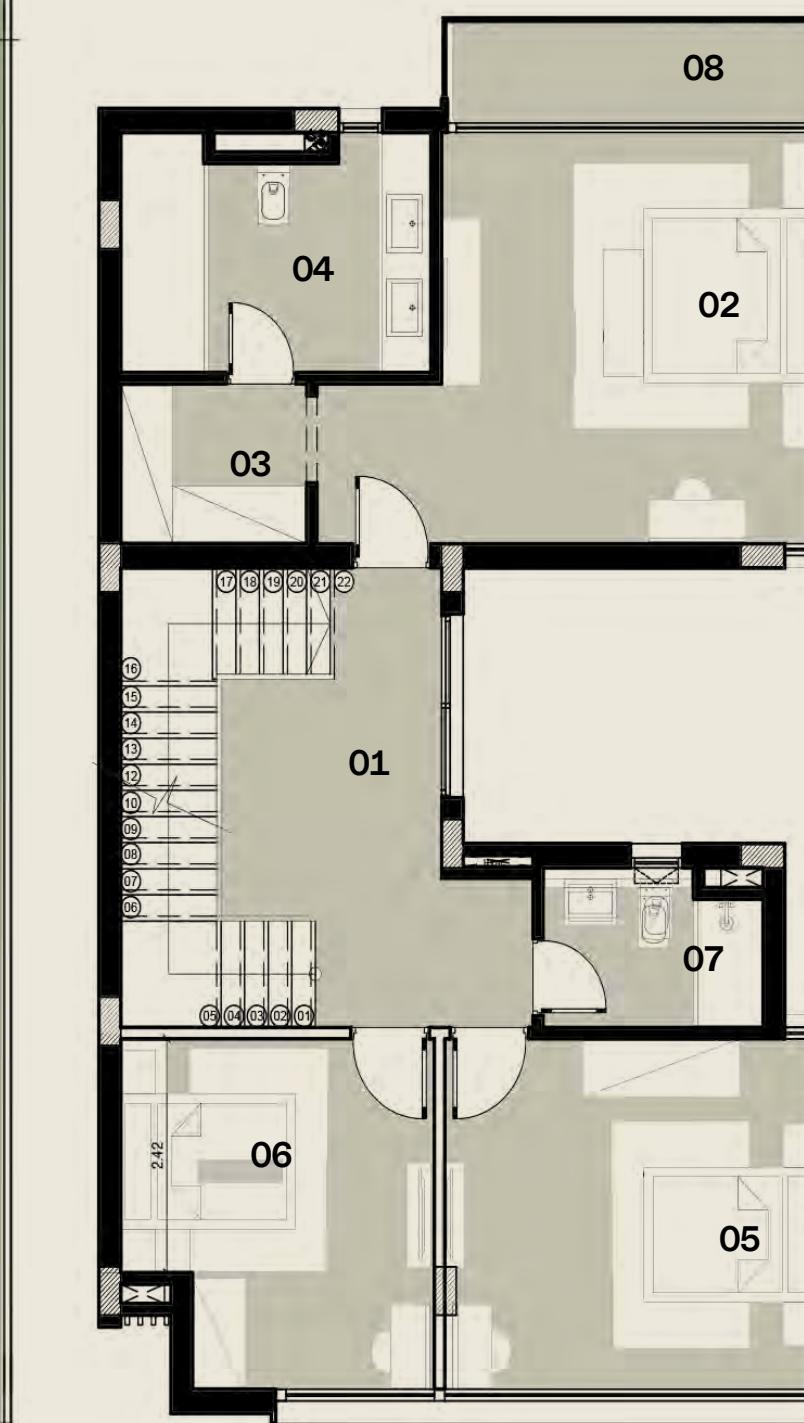
### Roof Floor - 31 M<sup>2</sup>

01	Living	3.60 x 3.60 M
02	kitchenette	0.80 x 2.50 M
03	Bathroom	2.40 x 1.00 M
04	Open Roof	4.40 x 3.40 M
05	Open Roof	4.25 x 8.00 M

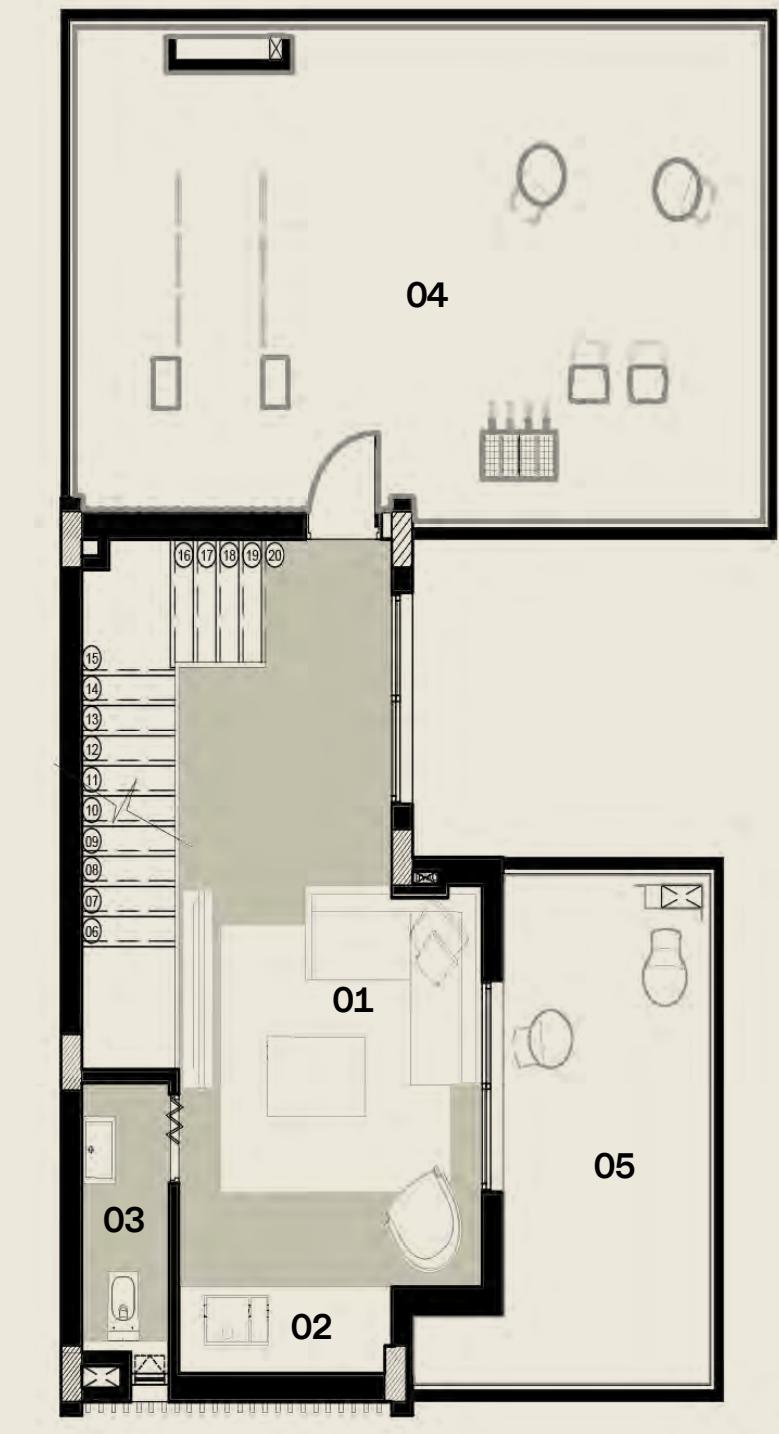
### Ground Floor



### First Floor



### Roof Floor



Floor Plans

Standalone Villa Type-C



**Standalone Villa Type-C**

# STANDALONE

## Villa Type-C

**Total Area: 220 M<sup>2</sup>**

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### Ground Floor - 82 M<sup>2</sup>

01 Lobby	3.00 x 1.90 M
02 Reception	5.50 x 6.40 M
03 Kitchen	2.70 x 3.14 M
04 G.Tiolet	2.20 x 1.10 M
05 Maid Room	1.70 x 1.80 M
06 Maid Bathroom	1.70 x 1.00 M

### First Floor - 96 M<sup>2</sup>

01 Lobby	5.50 x 1.20 M
02 M.Bedroom	3.60 x 4.60 M
03 M.Bathroom	1.90 x 1.70 M
04 M.Dressing	1.80 x 2.70 M
05 Bedroom 1	3.70 x 3.60 M
06 Bedroom 2	3.60 x 3.60 M
07 Bathroom	1.40 x 3.60 M

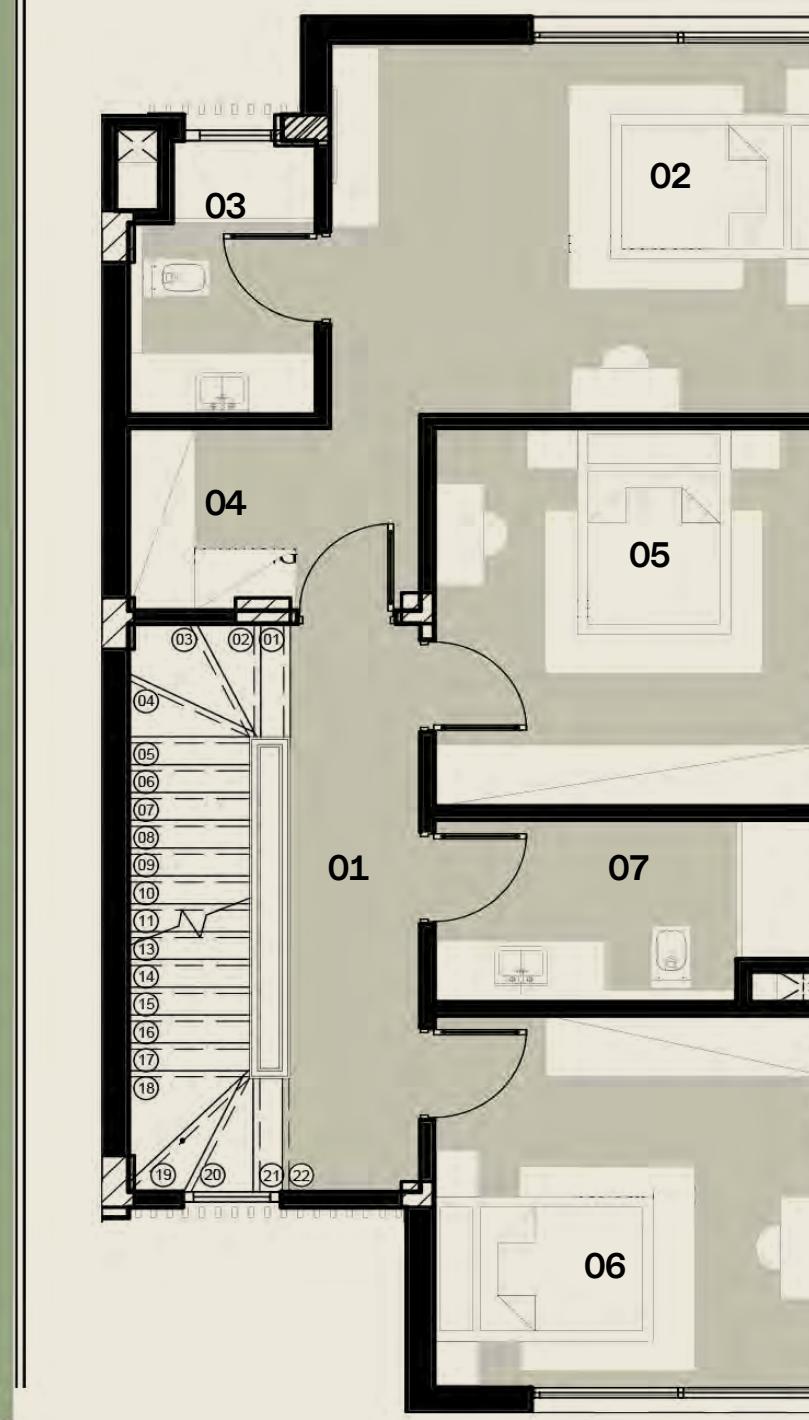
### Roof Floor - 42 M<sup>2</sup>

01 Bedroom	3.55 x 3.60 M
02 Bathroom	1.70 x 1.70 M
03 Open Roof	3.60 x 2.90 M
04 Open Roof	3.60 x 6.40 M

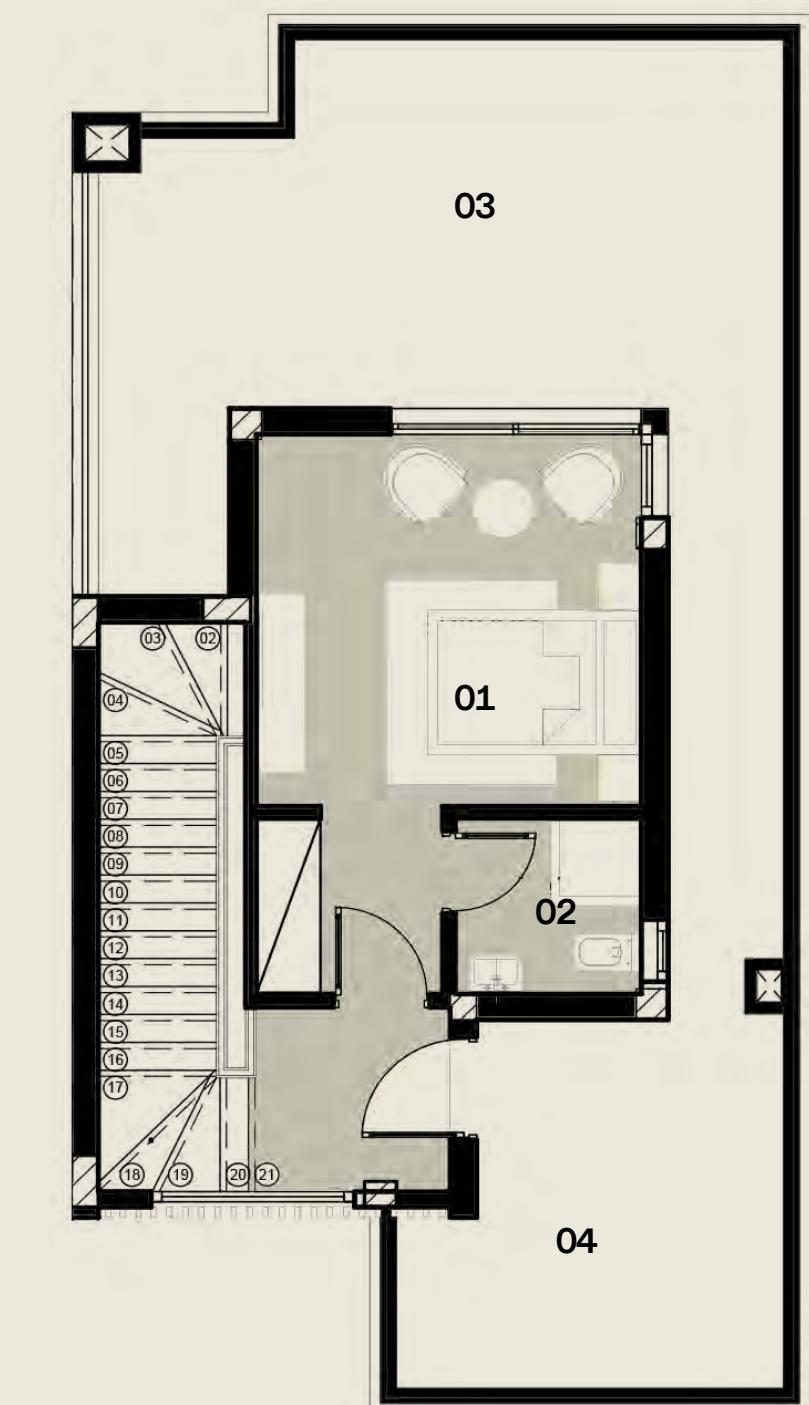
### Ground Floor



### First Floor



### Roof Floor



Floor Plans

Quad





Quad



Quad

# QUAD VILLAS

210 M<sup>2</sup>

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## Ground Floor - 78 M<sup>2</sup>

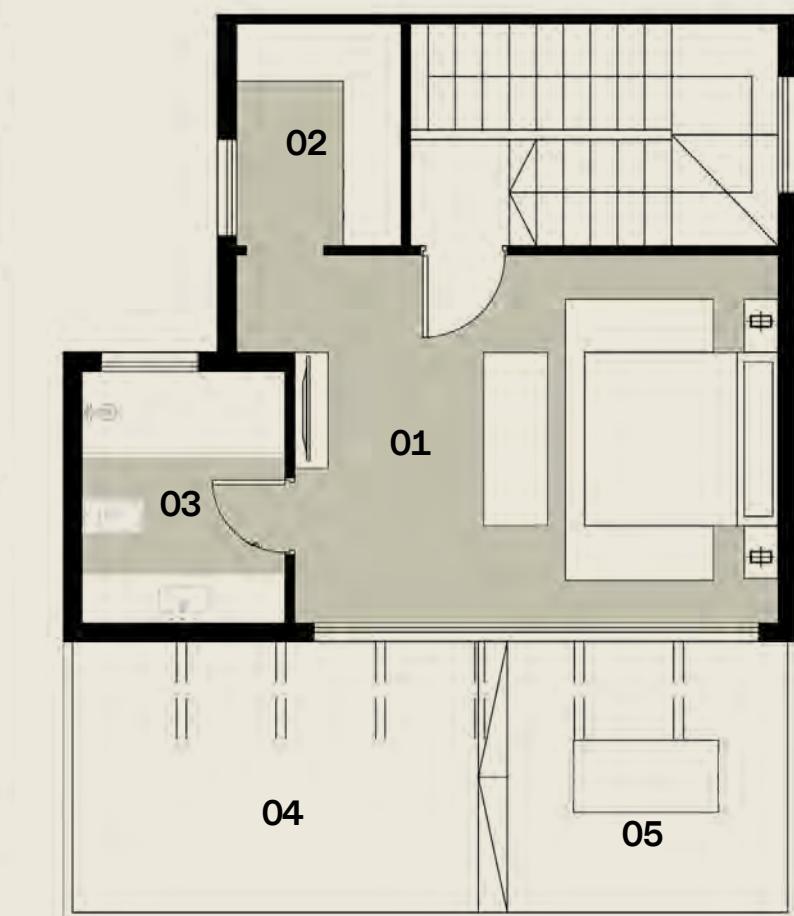
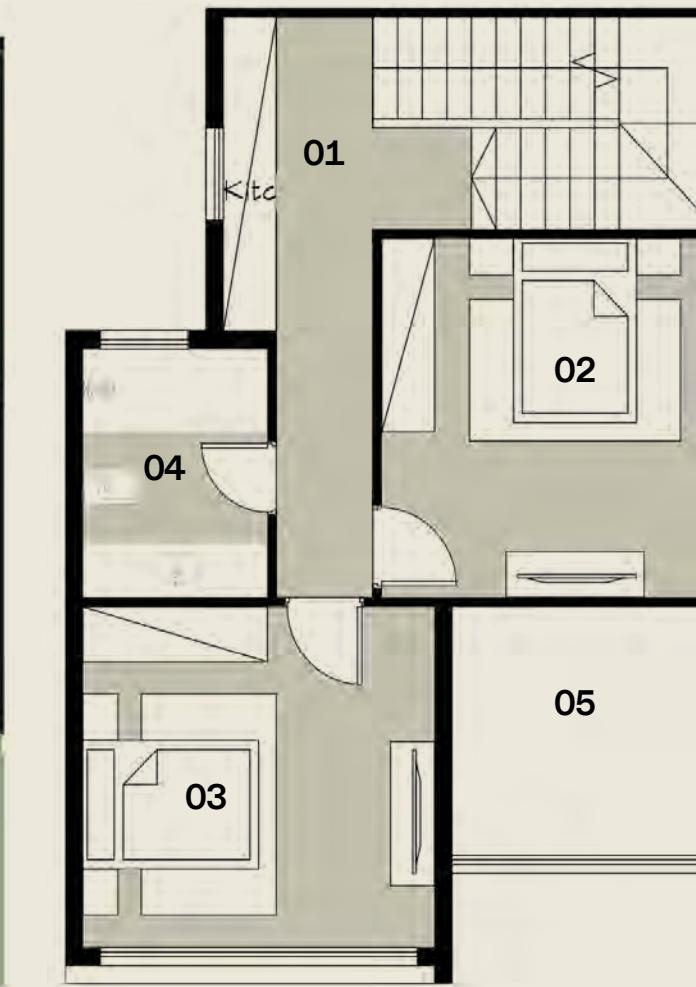
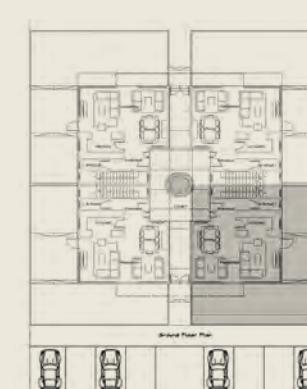
01	Entrance	2.00 x 2.00 M
02	Reception	5.50 x 7.20 M
03	Kitchen	2.40 x 3.60 M
04	G.Toilet	1.10 x 2.40 M

## First Floor - 80 M<sup>2</sup>

01	Kitchenette	3.40 x 1.00 M
02	Bedroom 1	3.90 x 3.90 M
03	Bedroom 2	3.70 x 4.00 M
04	Bathroom	2.70 x 2.10 M
05	<i>Open to Below</i>	

## Roof Floor - 52 M<sup>2</sup>

01	M.Bedroom	3.80 x 5.00 M
02	Dressing	2.30 x 1.70 M
03	Bathroom	2.60 x 2.10 M
04	Open Roof	2.80 x 4.90 M
05	<i>Fire Place</i>	



## Ground Floor

## First Floor

## Roof Floor

Floor Plans

Town Haus





Town Haus



Town Haus

# TOWNHAUS

## Corner Unit — 190 M<sup>2</sup>

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### Ground Floor - 78 M<sup>2</sup>

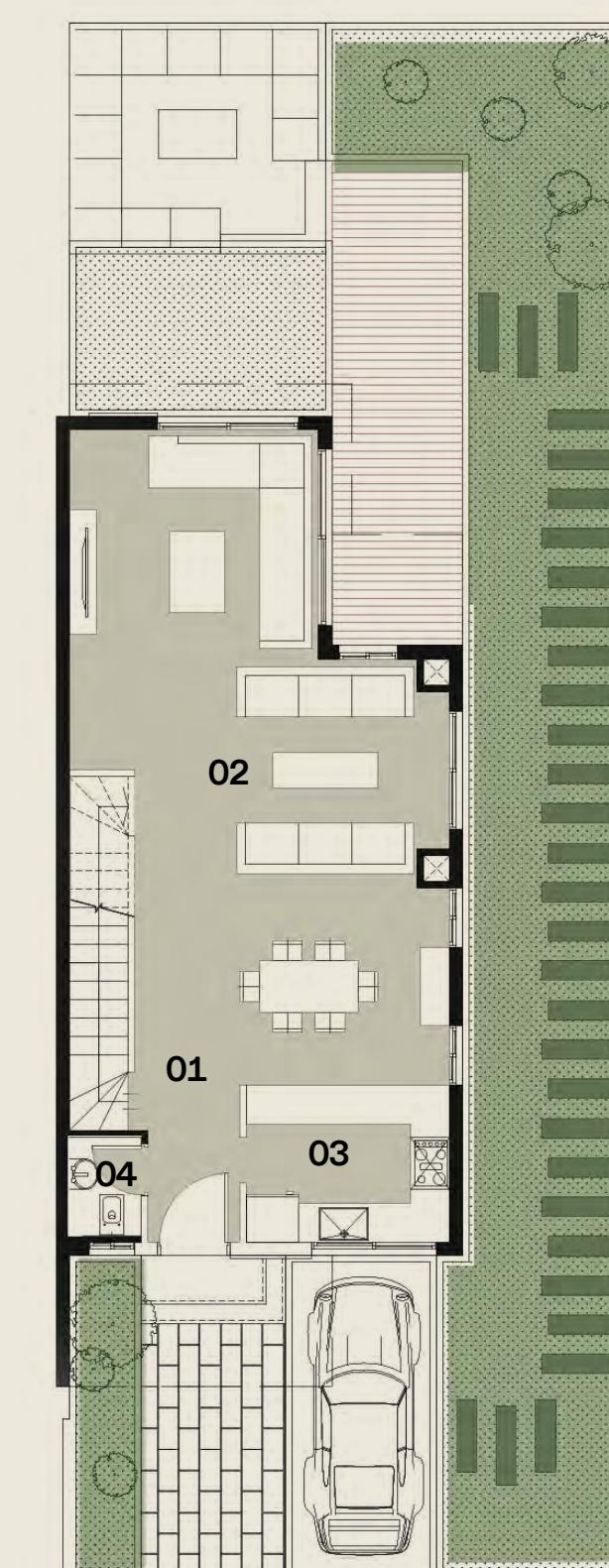
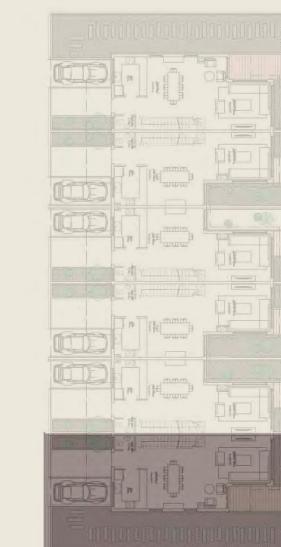
01	Entrance	2.60 x 1.70 M
02	Reception	9.80 x 5.80 M
03	Kitchen	2.60 x 3.10 M
04	G.T. Toilet	1.10 x 1.60 M

### First Floor - 91 M<sup>2</sup>

01	M. Bedroom	3.60 x 3.80 M
02	M. Dressing	1.70 x 2.10 M
03	M. Bathroom	1.70 x 2.60 M
04	M. Terrace	1.60 x 1.90 M
05	Bedroom 1	3.70 x 3.80 M
06	Bedroom 2	3.80 x 3.60 M
07	Bathroom	1.60 x 2.60 M
08	Terrace	1.60 x 1.90 M

### Roof Floor - 21 M<sup>2</sup>

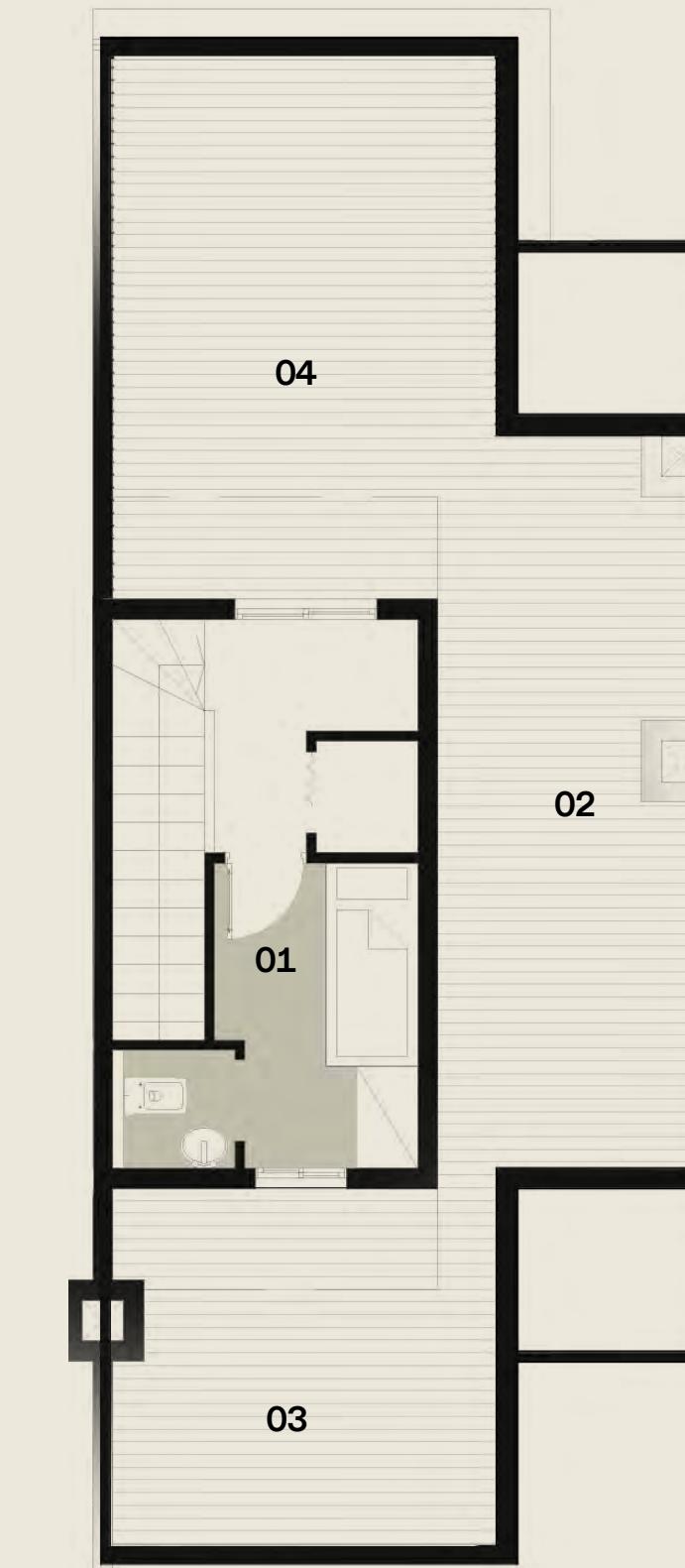
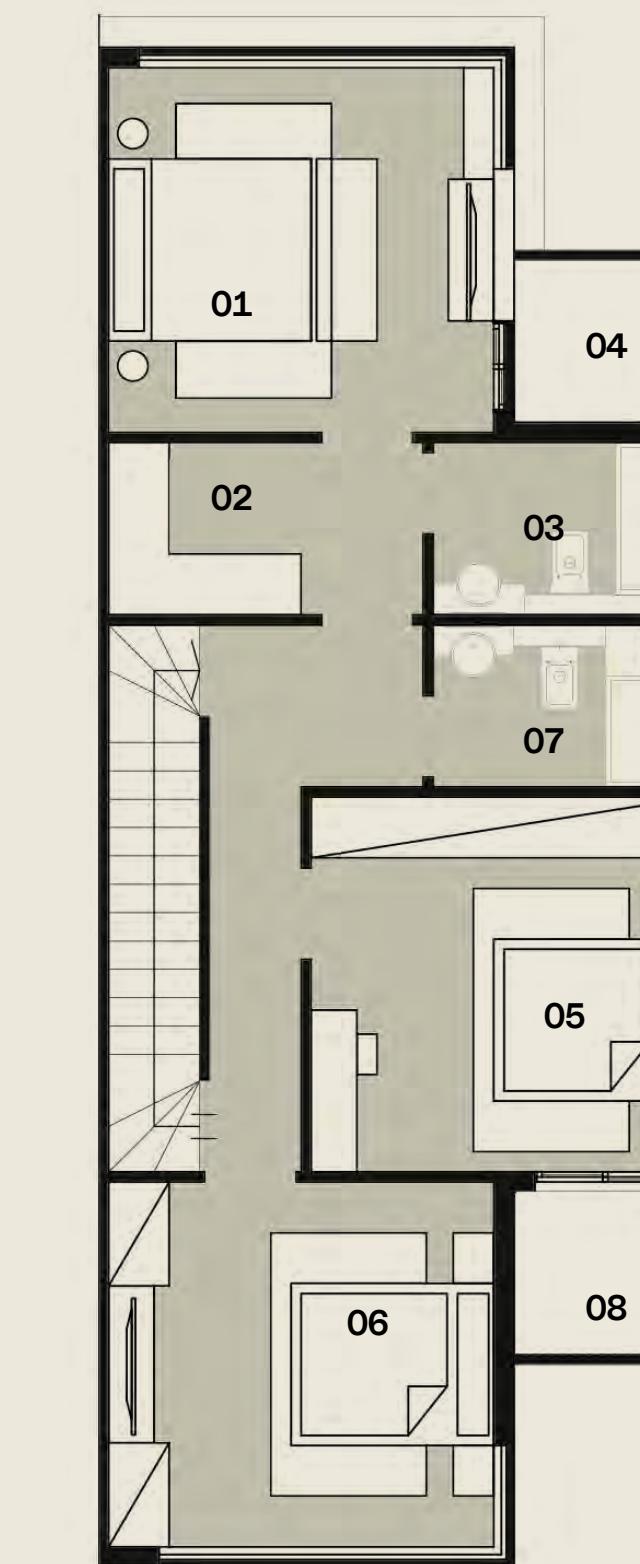
01	Maid Room	5.40 x 2.10 M
02	Open Roof	5.60 x 2.70 M
03	Open Roof	3.50 x 3.80 M
04	Open Roof	5.30 x 3.80 M



Ground Floor

First Floor

Roof Floor



# TOWNHAUS

## Middle Unit — 180 M<sup>2</sup>

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### Ground Floor - 74 M<sup>2</sup>

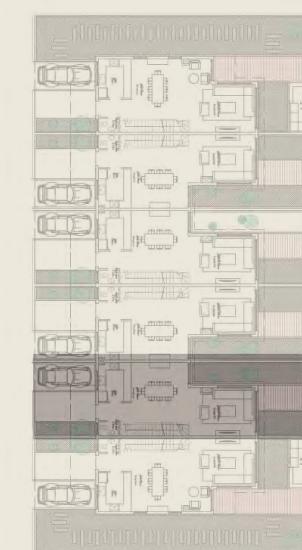
01	Entrance	2.60 x 1.70 M
02	Reception	9.70 x 4.80 M
03	Kitchen	2.60 x 3.10 M
04	G.Toilet	1.10 x 1.60 M

### First Floor - 84 M<sup>2</sup>

01	M.Bedroom	3.60 x 3.80 M
02	M.Dressing	1.70 x 0.95 M
03	M.Bathroom	1.70 x 1.80 M
04	Bedroom 1	3.60 x 3.80 M
05	Bedroom 2	4.30 x 3.80 M
06	Bathroom	3.40 x 1.90 M

### Roof Floor - 21 M<sup>2</sup>

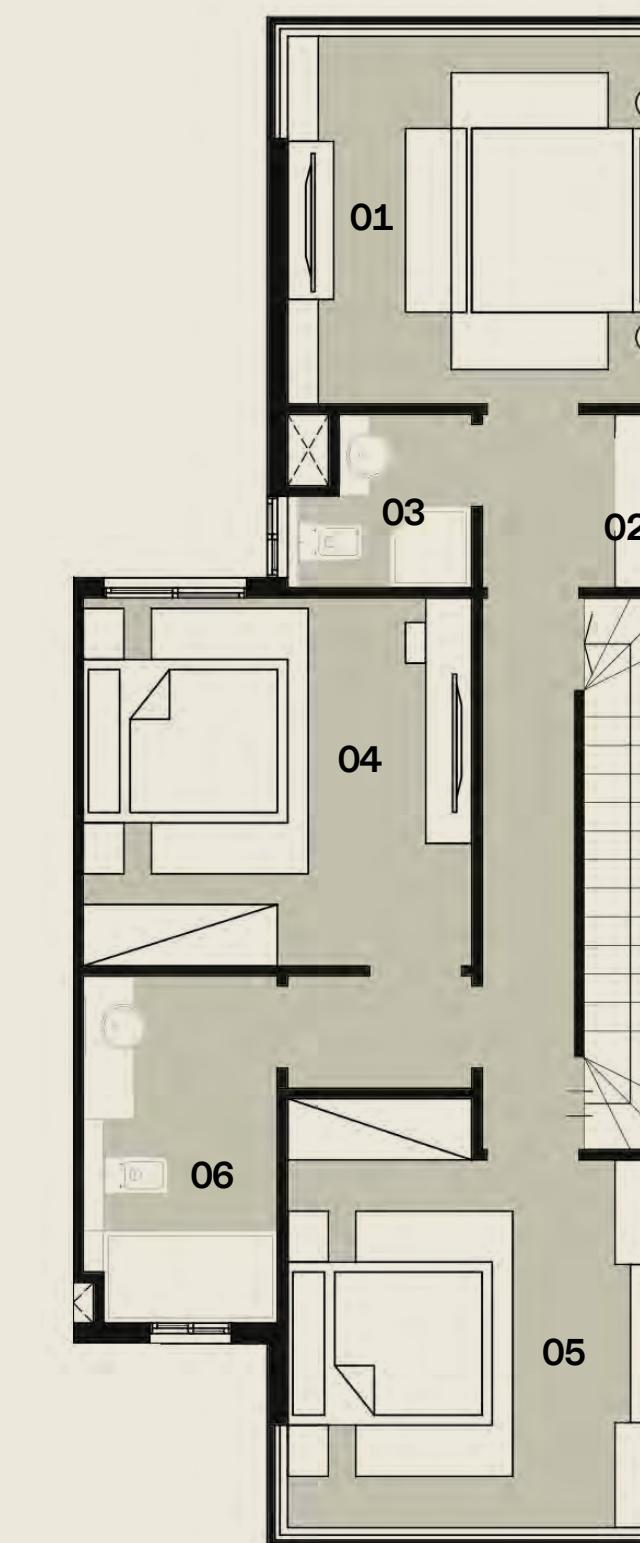
01	Maid Room	5.40 x 2.10 M
02	Open Roof	5.30 x 3.80 M
03	Open Roof	5.60 x 2.70 M
04	Open Roof	3.50 x 3.80 M



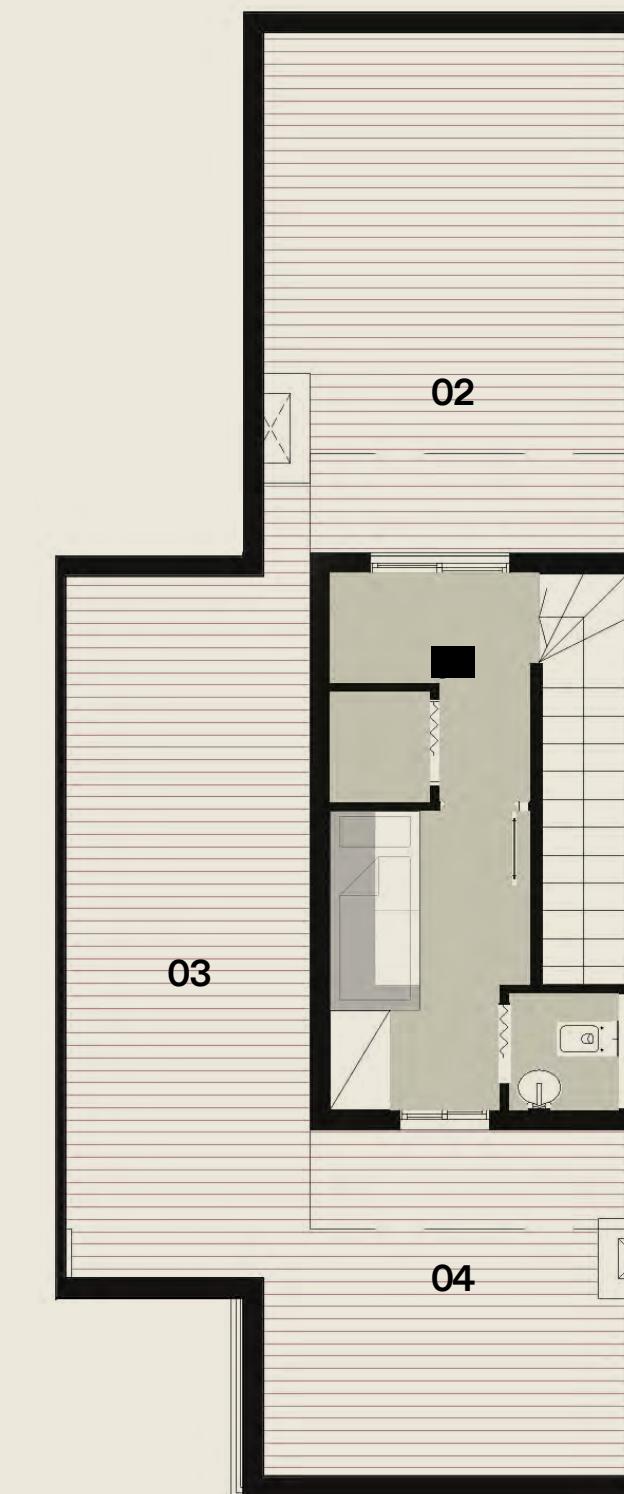
### Ground Floor



### First Floor



### Roof Floor



Floor Plans

Grand G-Haus



Grand G-Haus



Grand G-Haus



Grand G-Haus

# GRAND G-HAUS

3BR – 150 M<sup>2</sup>

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## Ground Floor

01 Reception	4 . 00 x 5 . 10 M
02 Dining	2 . 10 x 5 . 10 M
03 Guest Toilet	1 . 40 x 2 . 60 M
04 Kitchen	2 . 50 x 4 . 10 M
05 Master Bedroom 01	3 . 90 x 3 . 90 M
06 Master Bath 01	1 . 85 x 2 . 35 M
07 Dressing	1 . 90 x 2 . 60 M
08 Bedroom 02	3 . 95 x 3 . 70 M
09 Bathroom 02	2 . 80 x 1 . 80 M
10 Bedroom 03	3 . 90 x 3 . 95 M



GH-G01-001

# GRAND G-HAUS

## 2BR – 120 M<sup>2</sup>

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### Ground Floor

01 Reception	4 . 00 x 4 . 85 M
02 Dining	2 . 70 x 2 . 80 M
03 Guest Toilet	1 . 45 x 2 . 20 M
04 Kitchen	2 . 65 x 3 . 30 M
05 Master Bedroom 01	4 . 05 x 3 . 90 M
06 Master Bath 01	2 . 00 x 2 . 20 M
07 Master Bedroom 02	4 . 05 x 3 . 80 M
08 Master Bath 02	2 . 00 x 2 . 20 M



GH-G01-002

# GRAND G-HAUS

2BR – 130 M<sup>2</sup>

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## First Floor

01 Reception & Living Area	5 . 80 x 4 . 75 M
02 Dining	4 . 00 x 2 . 85 M
03 Guest Toilet	1 . 45 x 2 . 35 M
04 Kitchen	2 . 50 x 3 . 30 M
05 Master Bedroom 01	4 . 00 x 3 . 80 M
06 Dressing	2 . 40 x 1 . 45 M
07 Master Bath 01	2 . 40 x 1 . 80 M
08 Master Bedroom 02	3 . 90 x 3 . 90 M
09 Master Bath 02	2 . 40 x 1 . 75 M
10 Terrace 01	8 . 00 x 1 . 15 M
	0 . 90 x 1 . 15 M
11 Terrace 02	2 . 70 x 1 . 10 M
	1 . 10 x 3 . 10 M



GH-G01-101

# GRANDG-HAUS

## 2BR – 130 M<sup>2</sup>

### First Floor

01 Reception & Living Area	6.00 x 4.75 M
02 Dining	4.00 x 2.70 M
03 Guest Toilet	1.45 x 2.20 M
04 Kitchen	2.65 x 3.30 M
05 Master Bedroom 01	4.15 x 4.05 M
06 Master Bath 01	2.00 x 2.20 M
07 Master Bedroom 02	4.05 x 3.90 M
08 Master Bath 02	2.00 x 2.20 M
09 Terrace 01	7.00 x 1.15 M
10 Terrace 02	3.90 x 1.00 M
	0.90 x 1.80 M

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GH-G01-102

# GRAND G-HAUS

SecondFloor + Penthaus (3 BR)

2nd Floor — 125 M<sup>2</sup>  
 Penthaus — 46 M<sup>2</sup>  
 Total Area — 171 M<sup>2</sup>

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## Second Floor



01 Reception 3.60 x 4.40 M  
 02 Dining 2.00 x 5.15 M  
 03 Guest Toilet 1.40 x 2.25 M  
 04 Kitchen 2.50 x 3.40 M  
 05 Master Bedroom 01 4.00 x 3.80 M  
 06 Dressing 2.40 x 1.30 M  
 07 Master Bath 01 2.40 x 1.80 M  
 08 Master Bedroom 02 3.90 x 3.90 M  
 09 Master Bath 02 2.40 x 1.75 M  
 10 Terrace 01 6.70 x 1.00 M  
 11 Terrace 02 5.75 x 0.90 M  
 12 Family Living Area 3.70 x 4.30 M  
 13 Kitchenette 1.80 x 1.55 M  
 14 Master Bedroom 03 3.90 x 3.85 M  
 15 Master Bath 03 1.80 x 2.50 M  
 16 Outdoor Terrace 45 M<sup>2</sup>

GA-G01-201

## Penthaus



GA-G01-201

# GRAND G-HAUS

Second Floor + Penthaus (3 BR)

2nd Floor – 125M<sup>2</sup>  
Penthaus – 46M<sup>2</sup>  
Total Area – 171M<sup>2</sup>

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## Second Floor



12 Family Living Area  
13 Kitchenette  
14 Master Bedroom 03  
15 Master Bath 03  
16 Outdoor Terrace

3.70 x 4.30 M  
1.80 x 1.55 M  
3.90 x 3.85 M  
1.80 x 2.50 M  
45 M<sup>2</sup>

## Penthaus



GH-G01-202

GH-G01-202

01 Reception  
02 Dining  
03 Guest Toilet  
04 Kitchen  
05 Master Bedroom 01  
06 Master Bath 01  
07 Master Bedroom 02  
08 Master Bath 02  
09 Terrace 01  
10 Terrace 02

3.70 x 4.40 M  
2.50 x 5.15 M  
1.45 x 2.20 M  
2.65 x 3.40 M  
4.05 x 4.00 M  
2.00 x 2.20 M  
4.05 x 3.90 M  
2.00 x 2.20 M  
4.00 x 1.00 M  
2.60 x 1.45 M  
5.75 x 0.90 M  
0.70 x 1.50 M

Floor Plans

Grand G-Haus Mirrored Building

# GRAND G-HAUS

## 2BR – 120M<sup>2</sup>

### Ground Floor

01 Guest Toilet	1.45 x 2.20 M
02 Kitchen	2.65 x 3.30 M
03 Dining	2.70 x 2.80 M
04 Reception	4.00 x 4.85 M
05 Master Bedroom 01	4.05 x 3.90 M
06 Master Bath 01	2.00 x 2.20 M
06 Master Bedroom 02	4.05 x 3.80 M
07 Master Bath 02	2.00 x 2.20 M

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GH-G01-001

# GRAND G-HAUS

3BR – 150 M<sup>2</sup>

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## Ground Floor

01 Reception	4 . 00 x 5 . 10 M
02 Dining	2 . 10 x 5 . 10 M
03 Guest Toilet	1 . 40 x 2 . 60 M
04 Kitchen	2 . 50 x 4 . 10 M
05 Master Bedroom 01	3 . 90 x 3 . 90 M
06 Dressing	1 . 90 x 2 . 60 M
07 Master Bath 01	1 . 85 x 2 . 35 M
08 Bedroom 02	3 . 95 x 3 . 70 M
09 Bathroom 02	2 . 80 x 1 . 80 M
10 Bedroom 03	3 . 90 x 3 . 95 M



GH-G01-002

# GRAND G-HAUS

2BR – 130M<sup>2</sup>

## FIRST FLOOR PLAN

01 Reception & Living	6.00 x 4.75 M
02 Dining	4.00 x 2.70 M
03 Guest Toilet	1.45 x 2.20 M
04 Kitchen	2.65 x 3.30 M
05 Master Bedroom 01	4.15 x 4.05 M
06 Master Bath 01	2.00 x 2.20 M
07 Master Bedroom 02	4.05 x 3.90 M
08 Master Bath 02	2.00 x 2.20 M
09 Terrace 01	7.00 x 1.15 M
10 Terrace 02	3.90 x 1.00 M
	0.90 x 1.80 M

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GH-G01-101

# GRAND G-HAUS

2BR – 130M<sup>2</sup>

## FIRST FLOOR PLAN

01 Reception & Living	5 . 80 x 4 . 75 M
02 Dining	4 . 00 x 2 . 85 M
03 Guest Toilet	1.45 x 2 . 35 M
04 Kitchen	2 . 50 x 3 . 30 M
05 Master Bedroom 01	4 . 00 x 3 . 80 M
06 Dressing	2 . 40 x 1 . 45 M
07 Master Bath 01	2 . 40 x 1 . 80 M
08 Master Bedroom 02	3 . 90 x 3 . 90 M
09 Master Bath 02	2 . 40 x 1 . 75 M
10 Terrace 01	8 . 00 x 1 . 15 M
11 Terrace 02	0 . 90 x 1 . 15 M
	2 . 70 x 1 . 10 M
	1 . 10 x 3 . 10 M

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GH-G01-102

# GRAND G-HAUS

## SECOND FLOOR + PENTHAUS (3 BR)

2nd Floor – 125 M<sup>2</sup>  
 Penthaus – 46 M<sup>2</sup>  
 Total Area – 171 M<sup>2</sup>

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01 Reception	3 . 70 x 4 . 40 M
02 Dining	2 . 50 x 5 . 15 M
03 Guest Toilet	1 . 45 x 2 . 20 M
04 Kitchen	2 . 65 x 3 . 40 M
05 Master Bedroom 01	4 . 05 x 4 . 00 M
06 Master Bath 01	2 . 00 x 2 . 20 M
07 Master Bedroom 02	4 . 05 x 3 . 90 M
08 Master Bath 02	2 . 00 x 2 . 20 M
09 Terrace 01	4 . 00 x 1 . 00 M
10 Terrace 02	2 . 60 x 1 . 45 M
	5 . 75 x 0 . 90 M
	0 . 70 x 1 . 50 M

### Second Floor



- 12 Family Living Area
- 13 Kitchenette
- 14 Master Bedroom 03
- 15 Master Bath 03
- 16 Outdoor Terrace

3 . 70 x 4 . 30 M  
 1 . 80 x 1 . 55 M  
 3 . 90 x 3 . 85 M  
 1 . 80 x 2 . 50 M  
 45 M<sup>2</sup>

### Penthaus



GH-G01-201

GH-G01-201

# GRAND G-HAUS

## SECOND FLOOR + PENTHAUS (3 BR)

2nd Floor – 125 M<sup>2</sup>  
 Penthaus – 46 M<sup>2</sup>  
 Total Area – 171 M<sup>2</sup>

Disclaimer: Diagrams are not to scale and are for illustrative purposes only. All renderings and landscaping visuals, materials and facades are for indicative purposes only and subject to change. Actual areas may vary from the stated figures. All dimensions are measured to structural elements. II Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.

### Second Floor



01 Reception	3 . 60 x 4 . 40 M
02 Dining	2 . 00 x 5 . 15 M
03 Guest Toilet	1 . 40 x 2 . 25 M
04 Kitchen	2 . 50 x 3 . 40 M
05 Master Bedroom 01	4 . 00 x 3 . 80 M
06 Dressing	2 . 40 x 1 . 30 M
07 Master Bath 01	2 . 40 x 1 . 80 M
08 Master Bedroom 02	3 . 90 x 3 . 90 M
09 Master Bath 02	2 . 40 x 1 . 75 M
10 Terrace 01	6 . 70 x 1 . 00 M
11 Terrace 02	0 . 75 x 1 . 40 M
	5 . 75 x 0 . 90 M
	1 . 10 x 2 . 05 M

12 Family Living Area	3 . 70 x 4 . 30 M
13 Kitchenette	1 . 80 x 1 . 55 M
14 Master Bedroom 03	3 . 90 x 3 . 85 M
15 Master Bath 03	1 . 80 x 2 . 50 M
16 Outdoor Terrace	45 M <sup>2</sup>

GH-G01-202

### Penthaus



GH-G01-202

**GLEN**