

Living Pathways

GLEN

New Cairo

GLEN GLEN G

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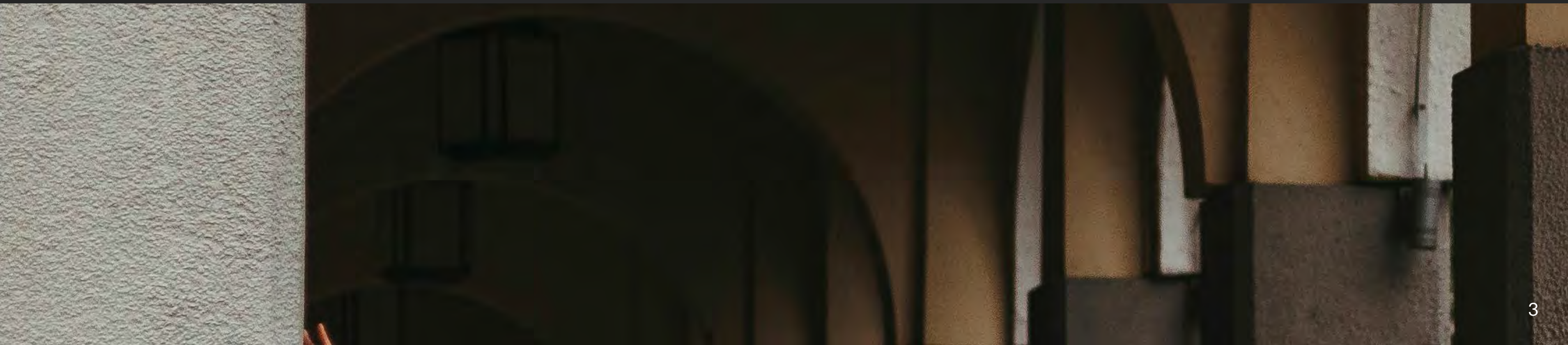
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WELCOME TO IL CAZAR

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 UNPARALLELED LIVING

GLEN JOURNEY

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

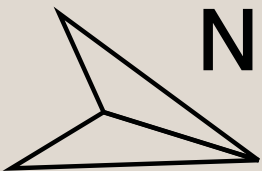
Our location ensures that you're always close to where you need to be, while enjoying the tranquility of a private, nature-filled community.



Masterplan

E-brochure 2025

GLEN



MASTERPLAN

Zoned Masterplan

- G-Haus

G-Arc
- G-Meadow

G-Edge



MASTERPLAN

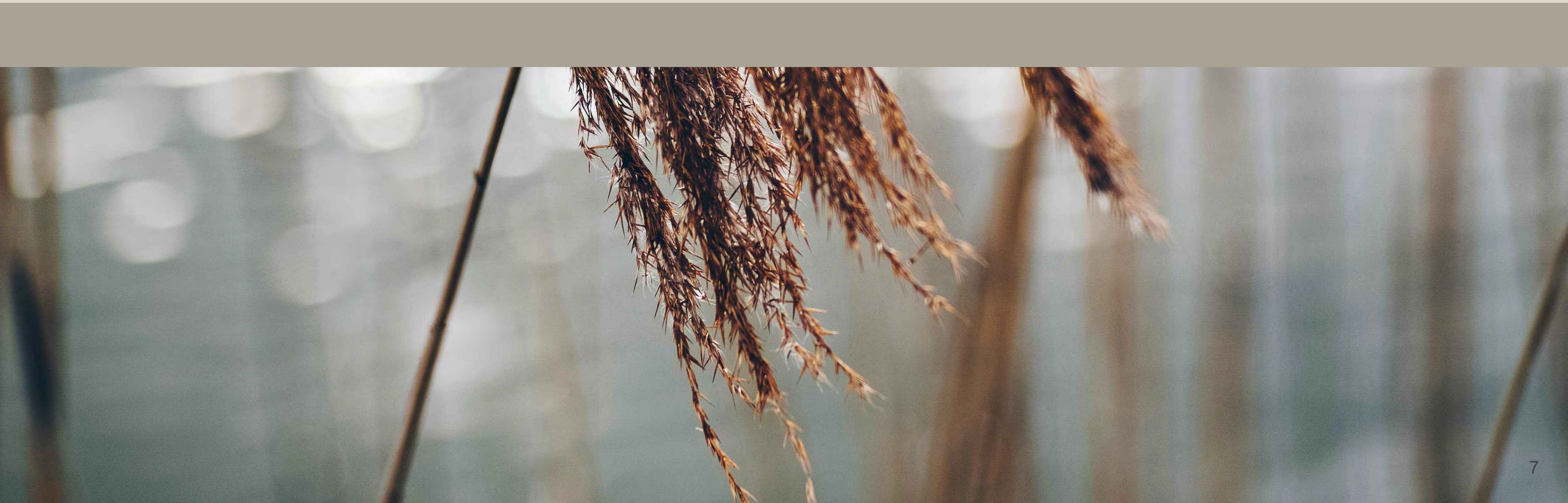
A woman with long brown hair is wearing a tan leather jacket over a gold-colored turtleneck sweater. She is also wearing a large silver hoop earring. The image is partially obscured by a large, semi-transparent circular graphic on the left side. The text "Your path starts here. Welcome to Glen." is centered over the image in a white, sans-serif font.

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



Kids Area



Pedestrian Passage



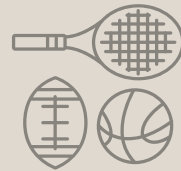
Club House,
Kids Area &
Gym



Pedestrian Passage



Pedestrian Passage



Sports Arena



BBQ Area





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 M²

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Ground Floor - 105 M²

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

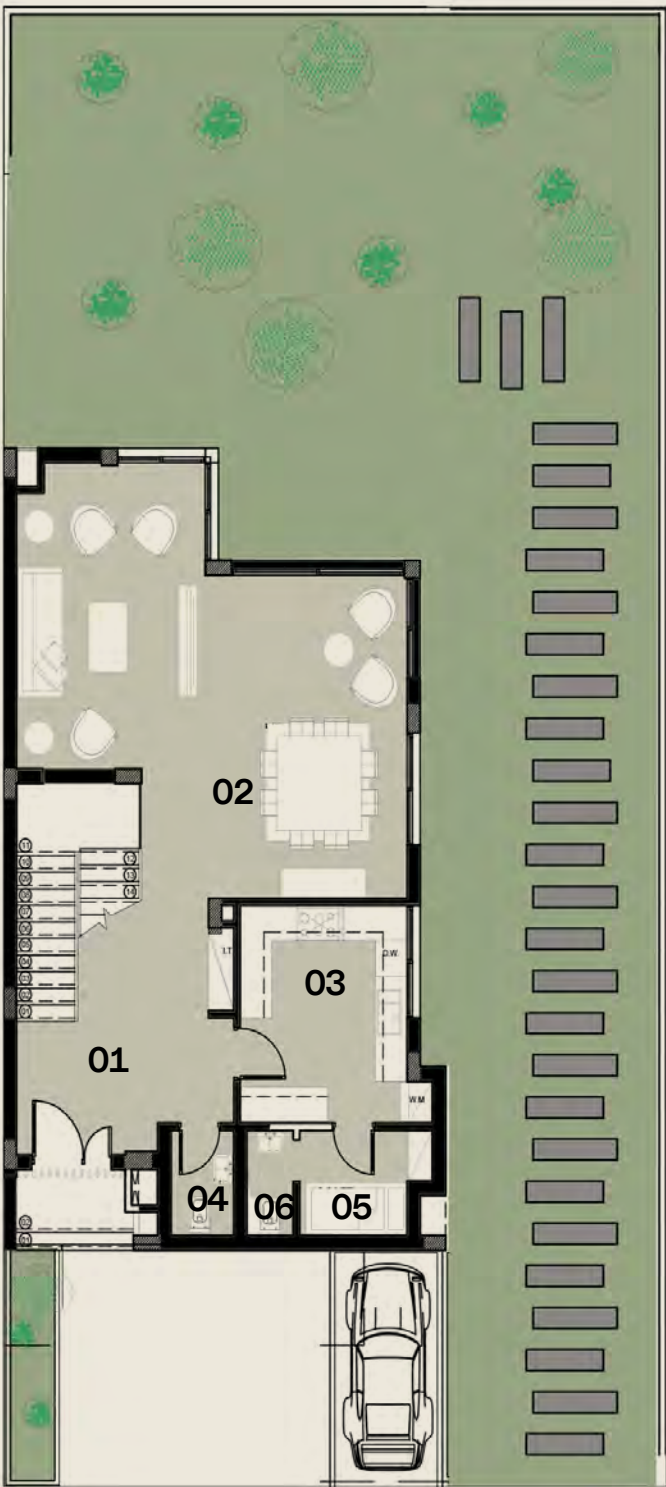
First Floor - 126 M²

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

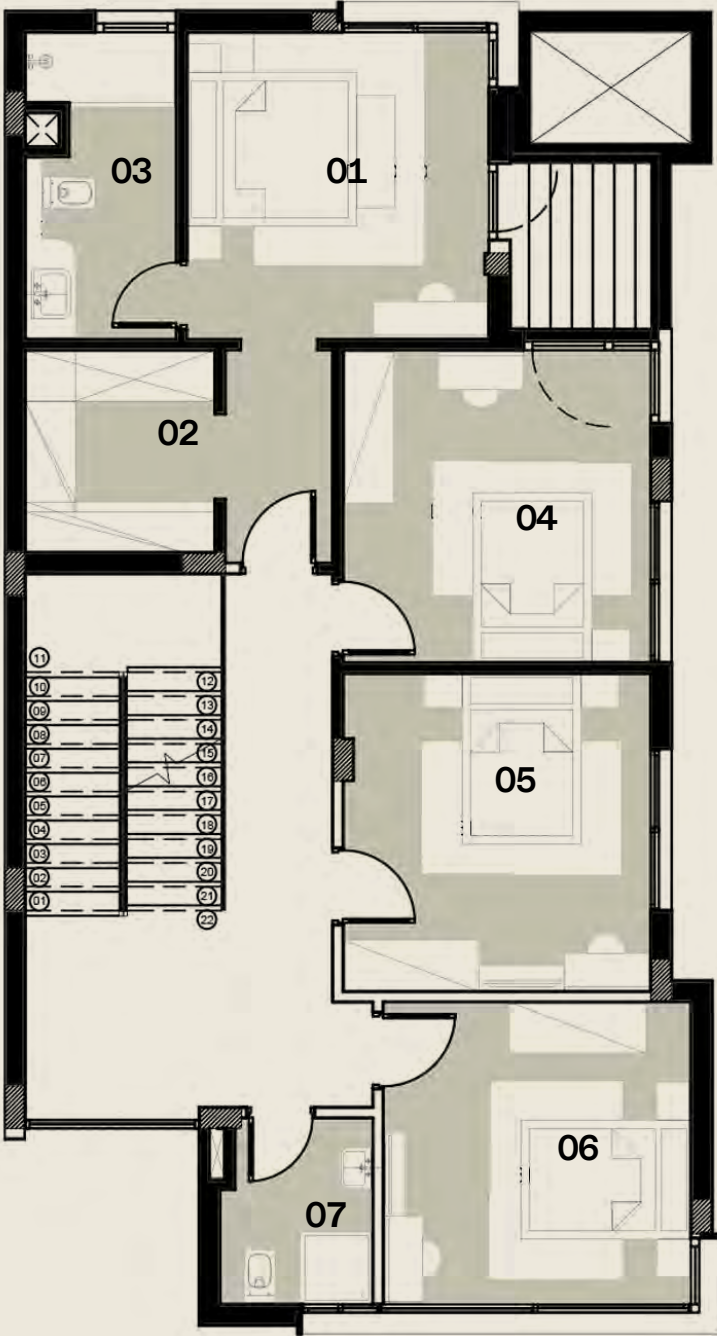
Roof Floor - 43 M²

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

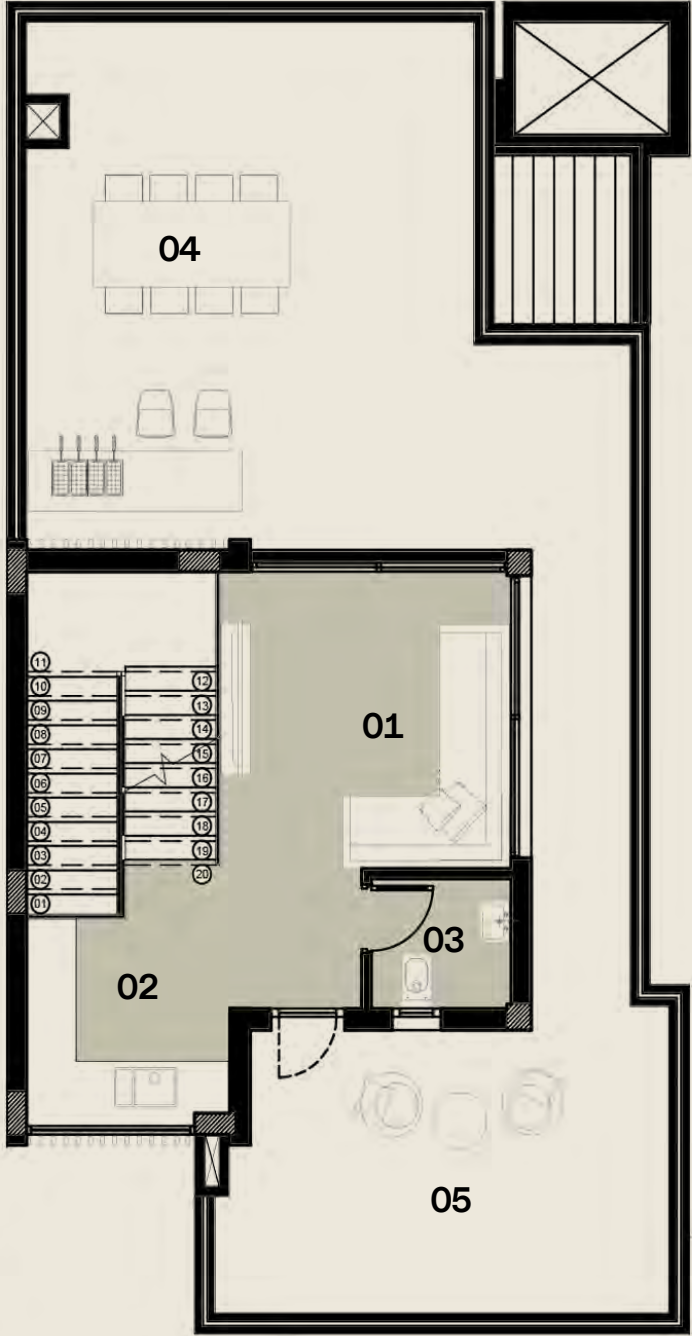
Ground Floor



First Floor



Roof Floor





Floor Plans

Standalone Villa Type-B





Standalone Villa Type-B

STANDALONE

Villa Type-B

Total Area: 250 M²

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Ground Floor - 99 M²

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.Toilet	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

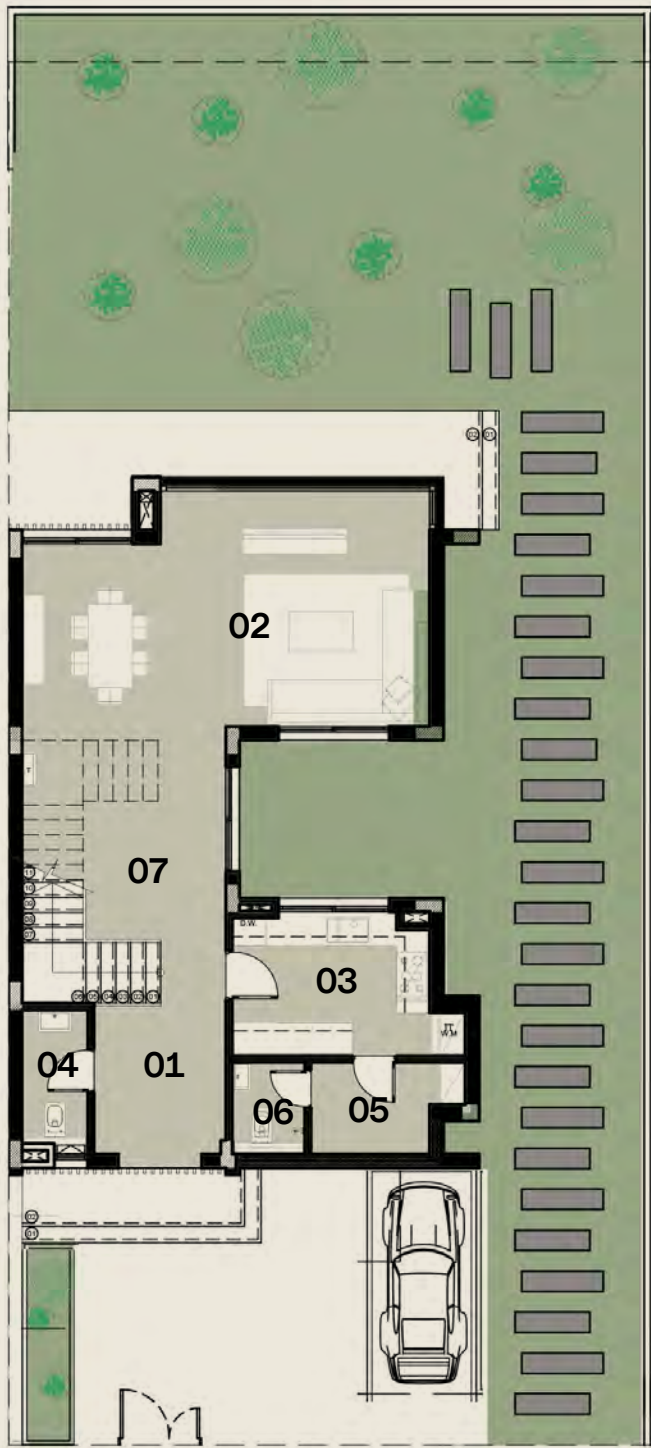
First Floor - 120 M²

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

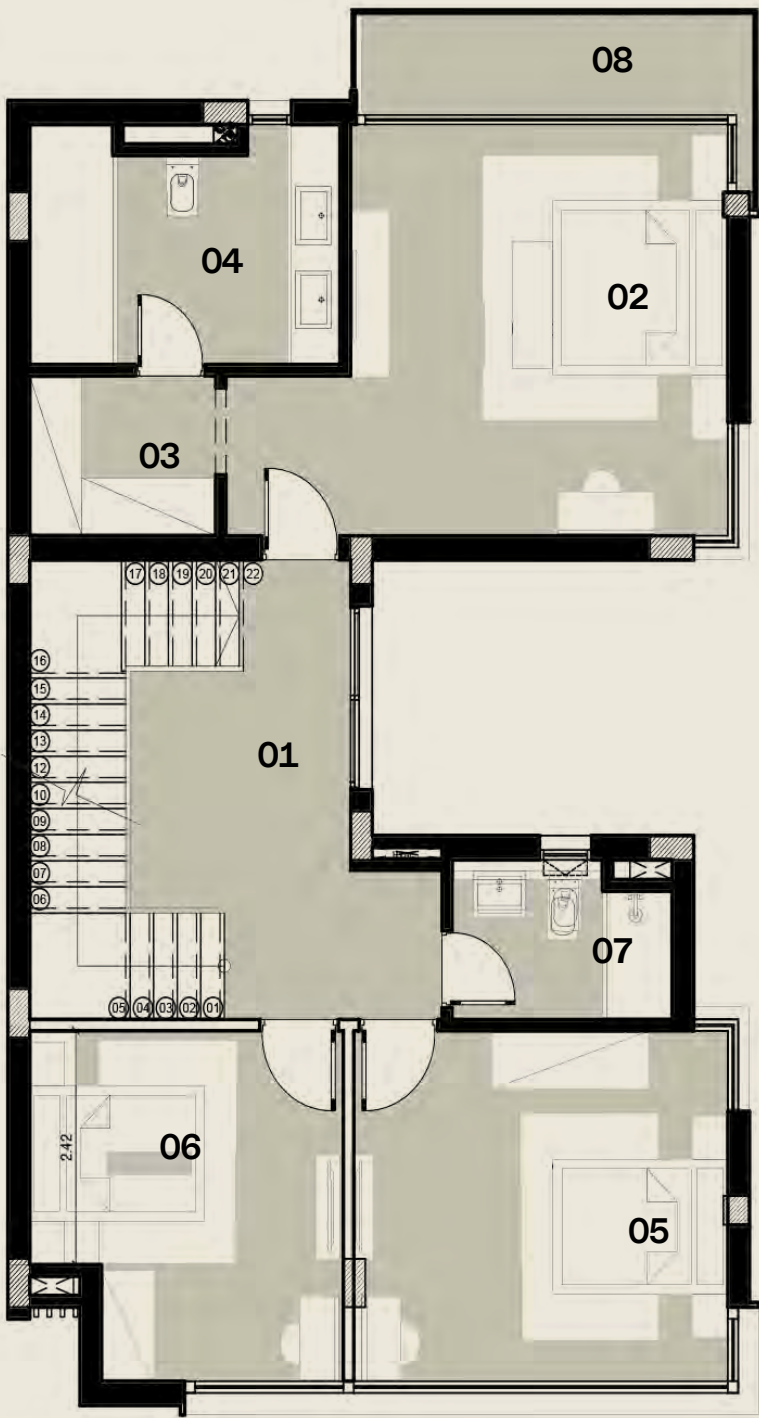
Roof Floor - 31 M²

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

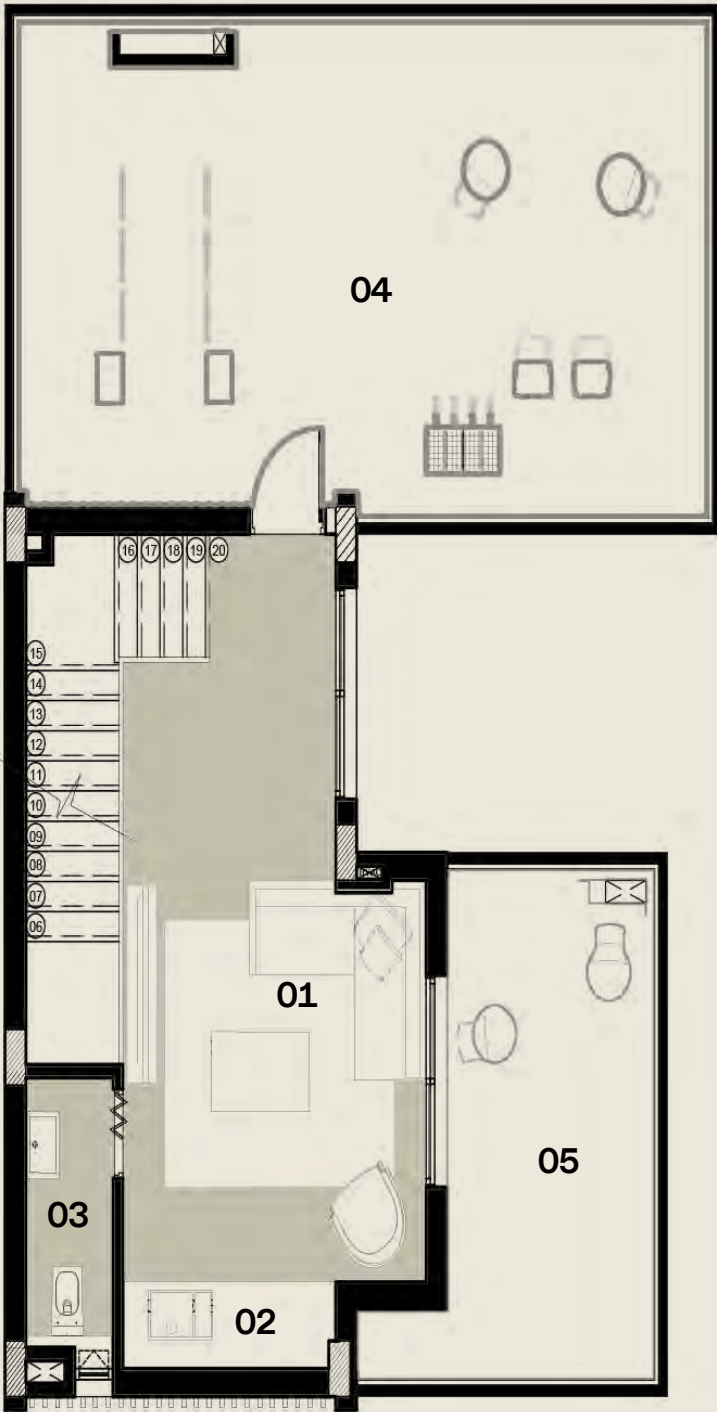
Ground Floor



First Floor



Roof Floor





Floor Plans

Standalone Villa Type-C





Standalone Villa Type-C

STANDALONE

Villa Type-C

Total Area: 220 M²

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Ground Floor - 82 M²

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.Toilet	2.20 x 1.10 M
05	Maid Room	1.70 x 1.80 M
06	Maid Bathroom	1.70 x 1.00 M

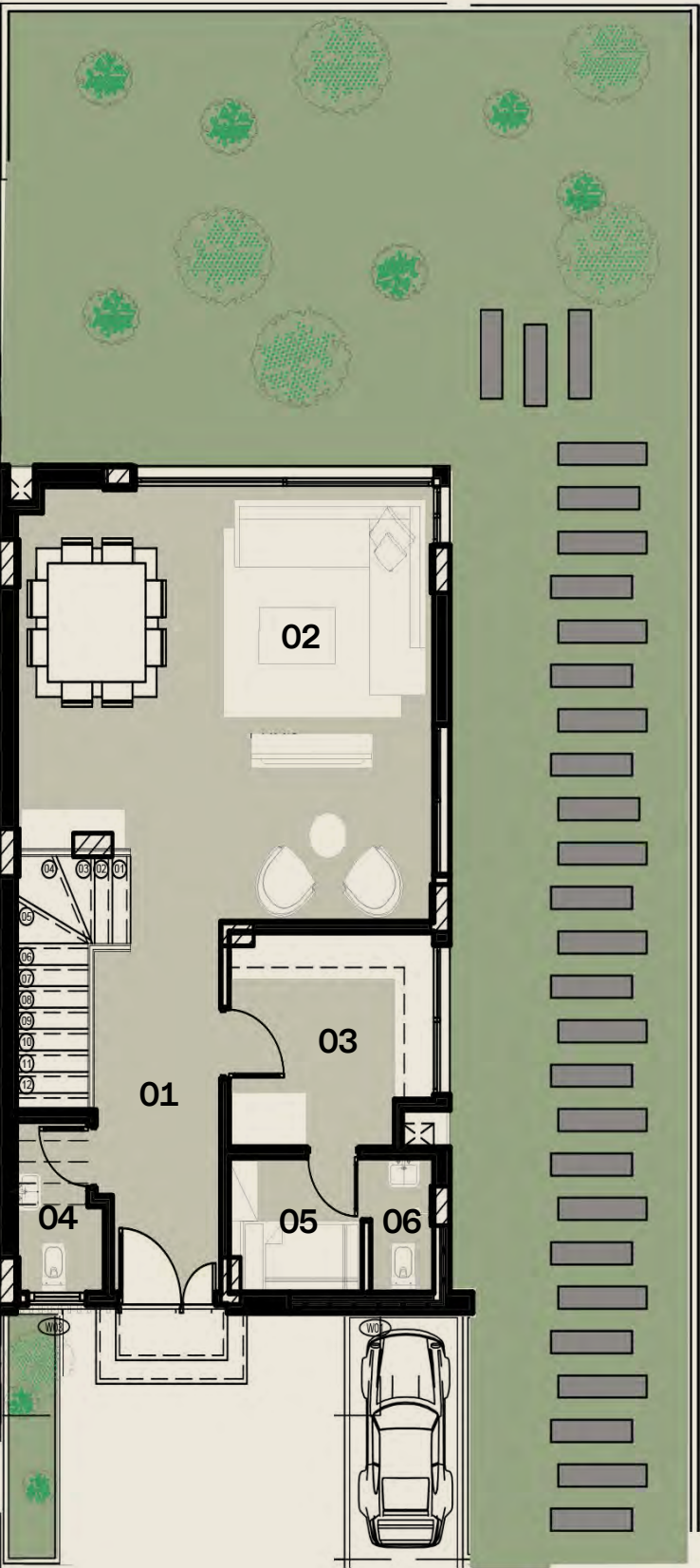
First Floor - 96 M²

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

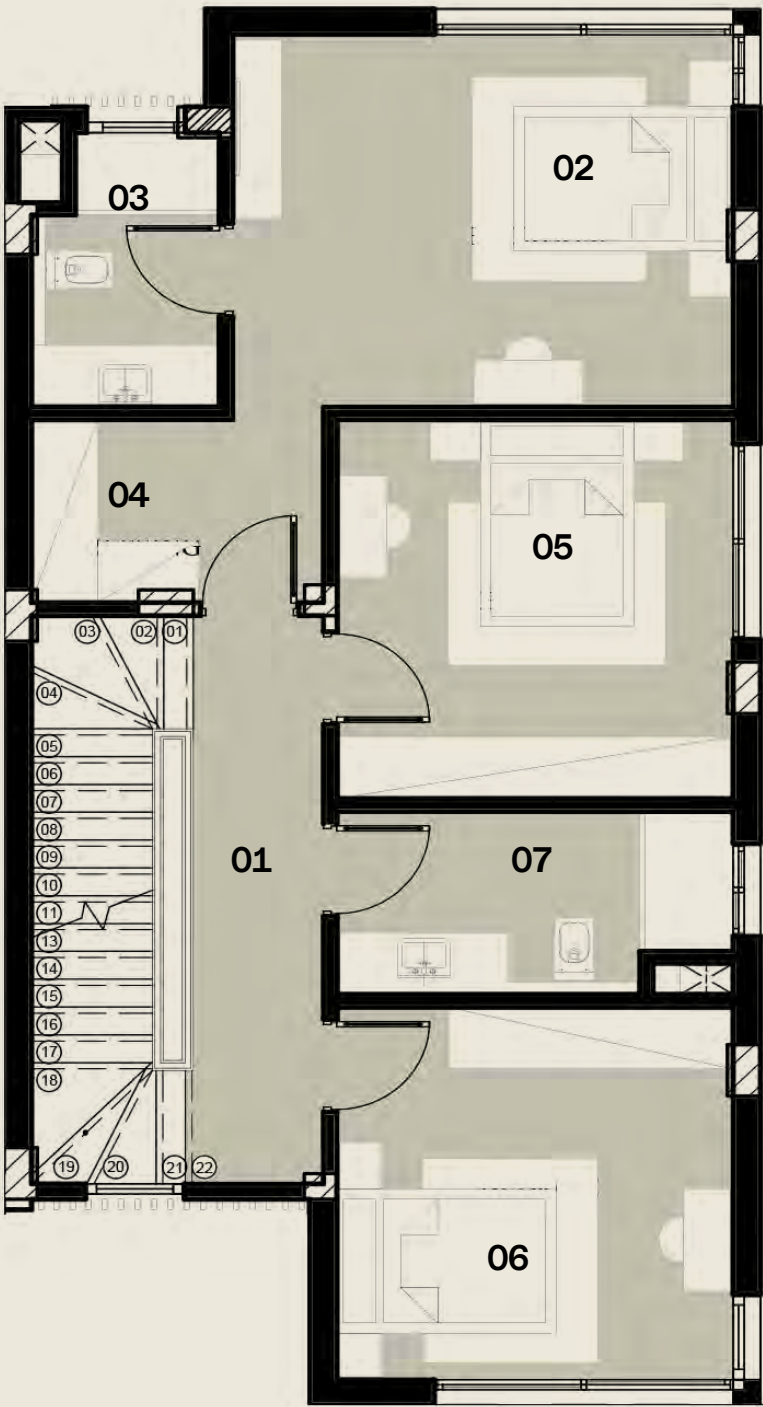
Roof Floor - 42 M²

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

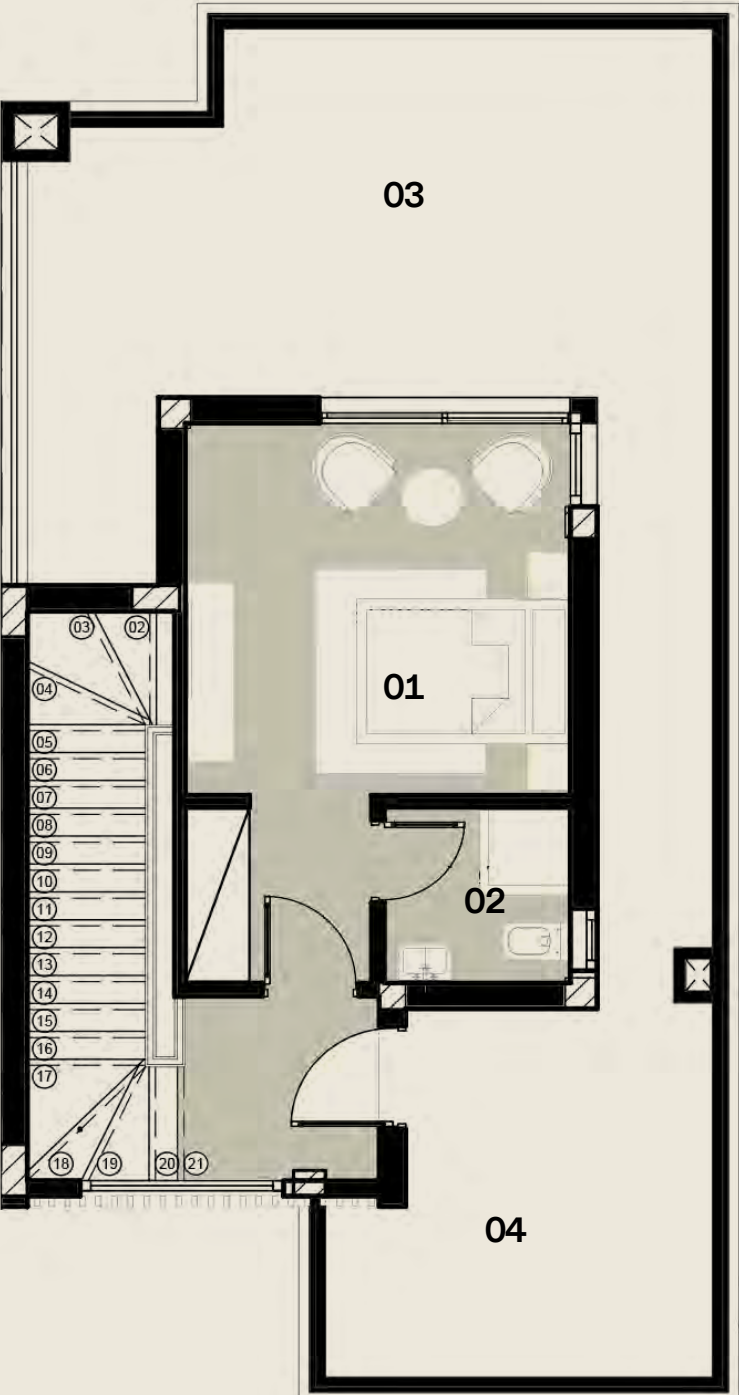
Ground Floor



First Floor



Roof Floor





Floor Plans

Quad









QUAD VILLAS

210 M²

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Ground Floor - 78 M²

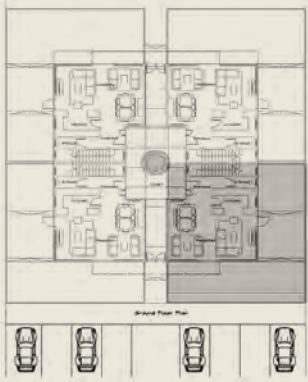
01	Entrance	2.00	x	2.00	M
02	Reception	5.50	x	7.20	M
03	Kitchen	2.40	x	3.60	M
04	G.Toilet	1.10	x	2.40	M

First Floor - 80 M²

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	Open to Below				

Roof Floor - 52 M²

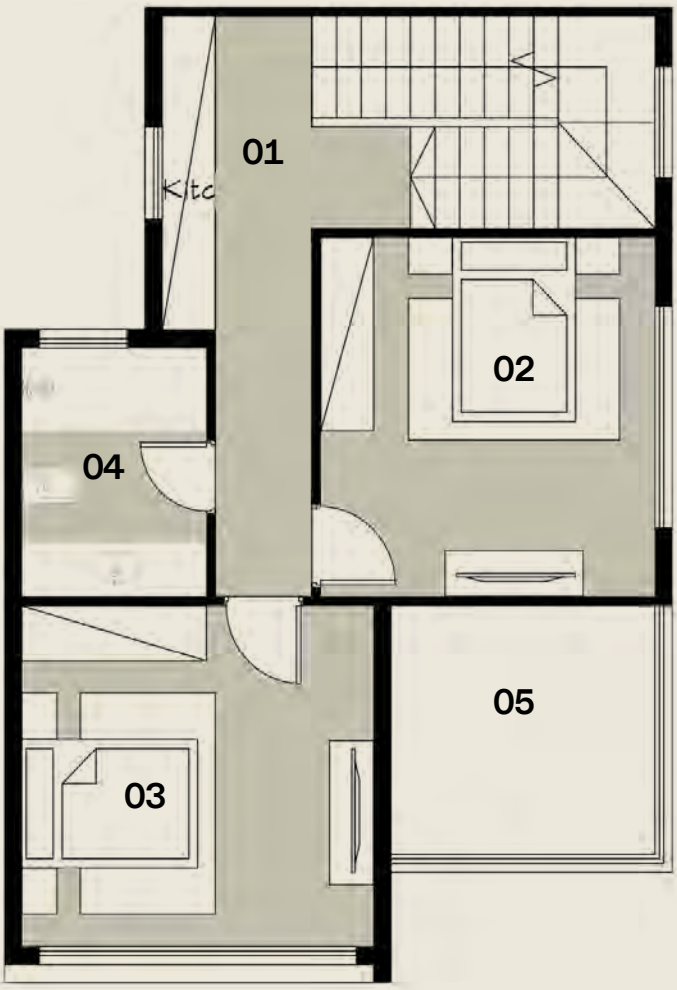
01	M.Bedroom	3.80	x	5.00	M
02	Dressing	2.30	x	1.70	M
03	Bathroom	2.60	x	2.10	M
04	Open Roof	2.80	x	4.90	M
05	Fire Place				



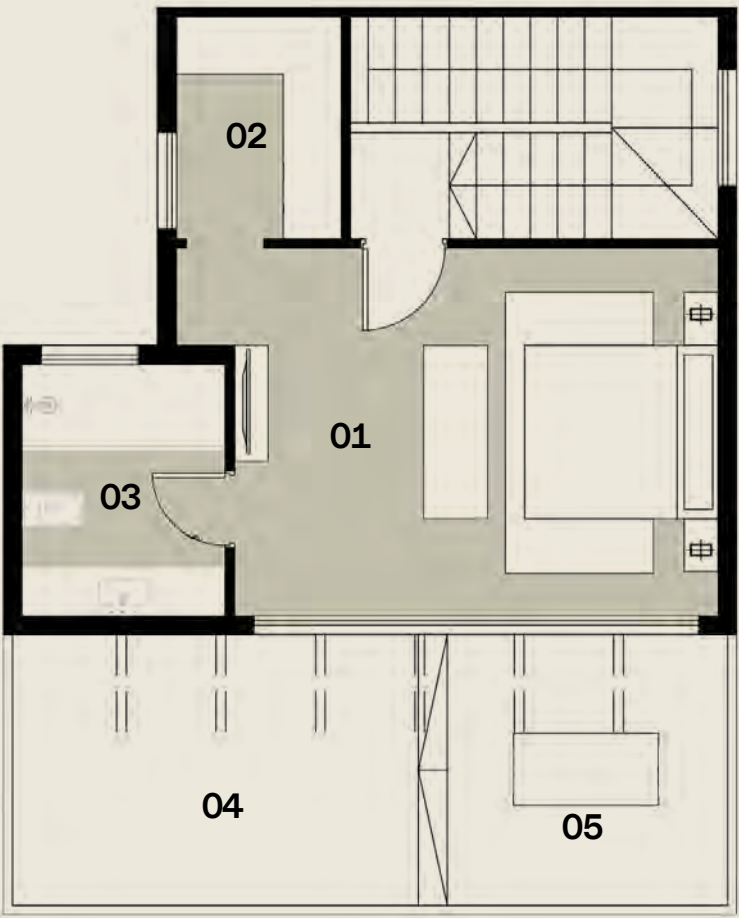
Ground Floor



First Floor



Roof Floor





Floor Plans

Town Haus









TOWNHAUS

Corner Unit — 190 M²

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Ground Floor - 78 M²

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.Toilet	1.10	x	1.60	M

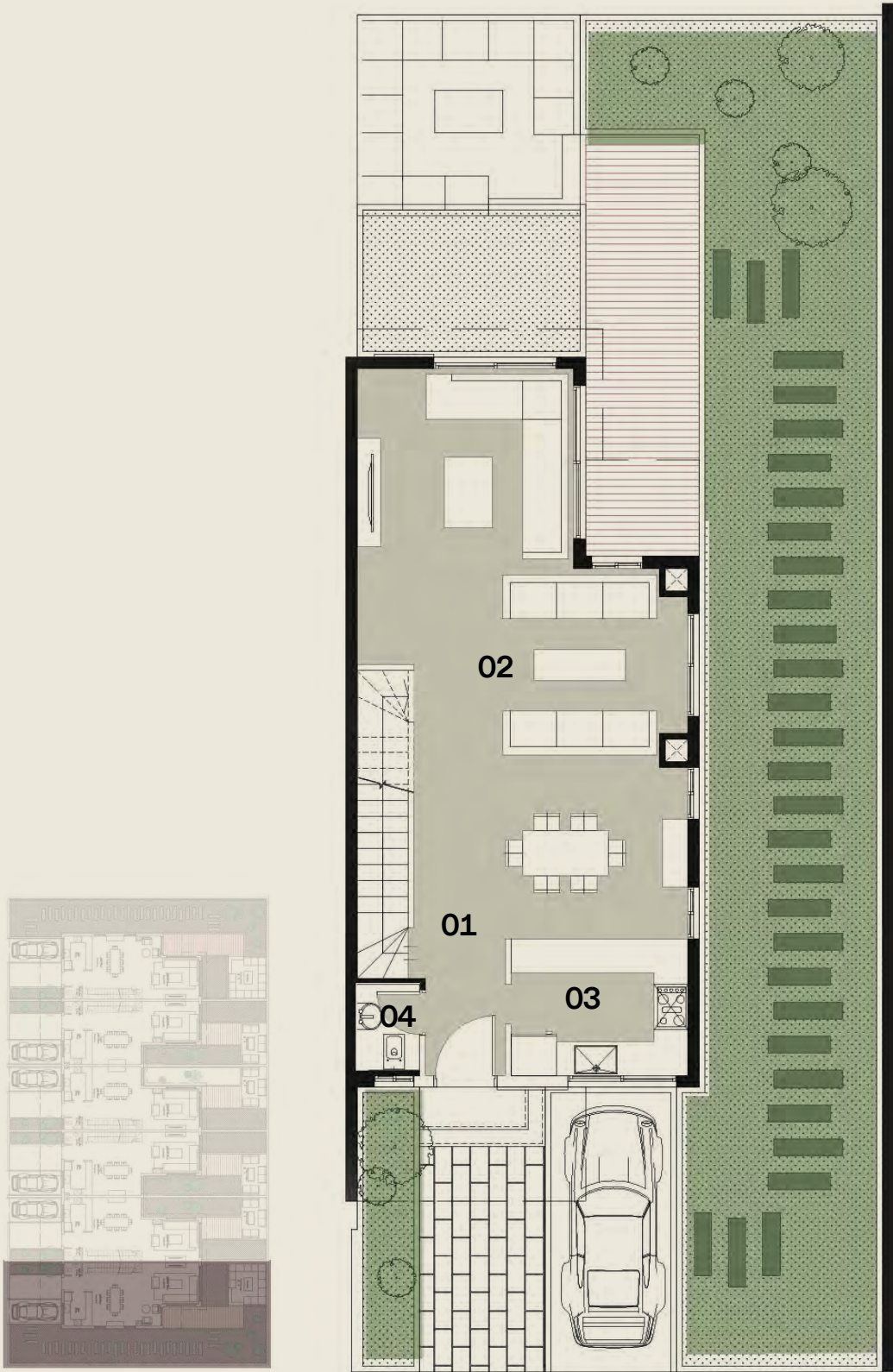
First Floor - 91 M²

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

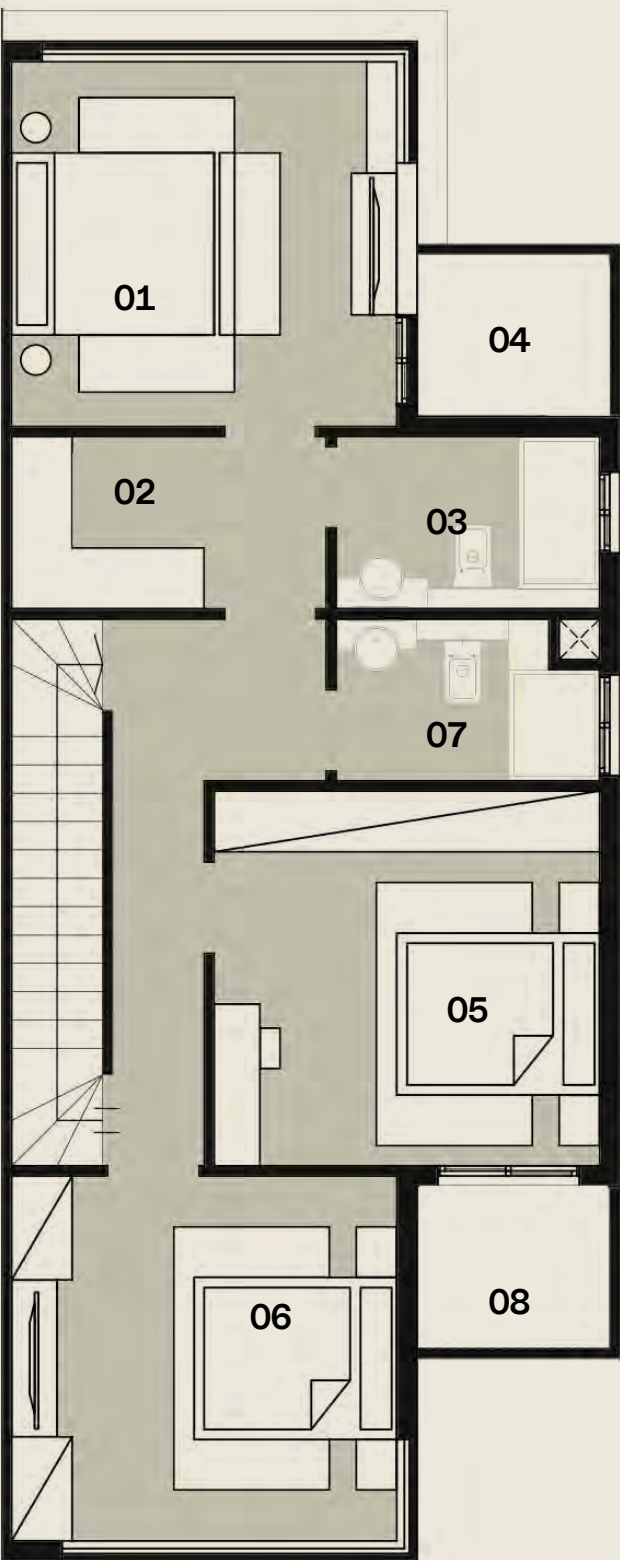
Roof Floor - 21 M²

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

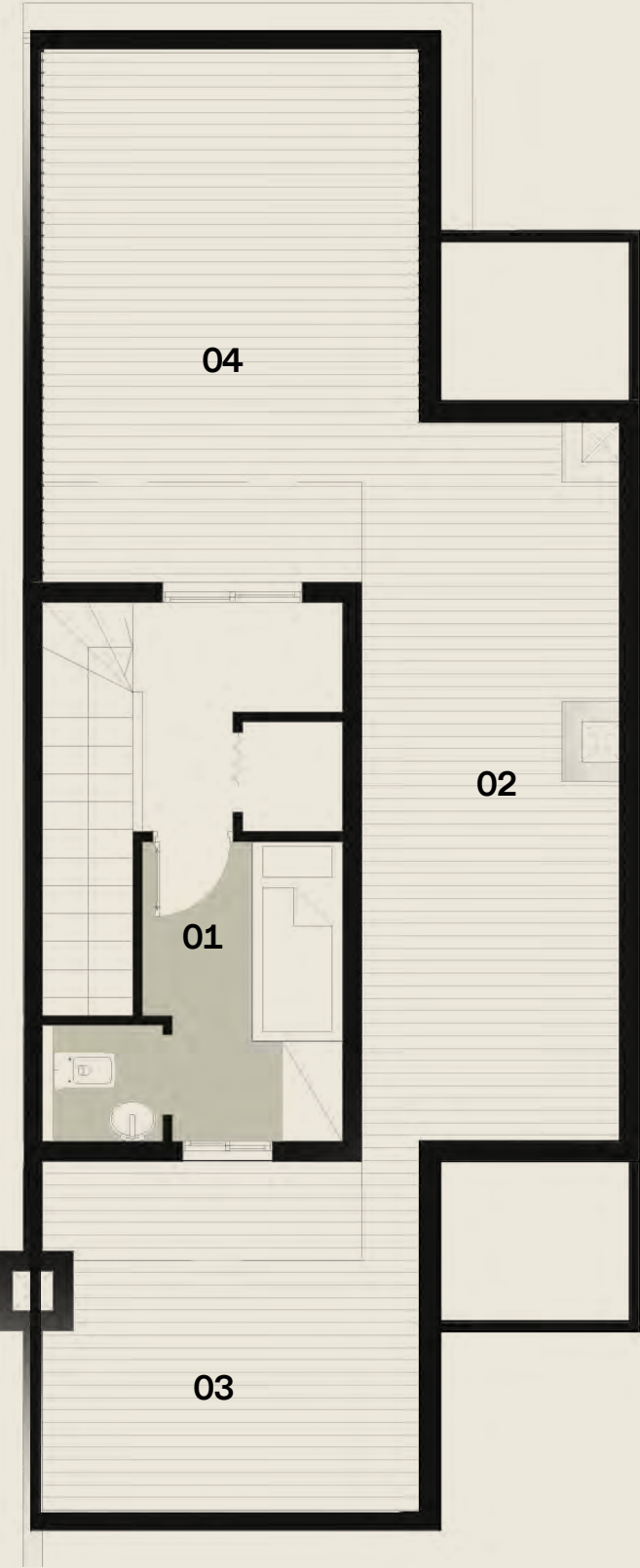
Ground Floor



First Floor



Roof Floor



TOWNHAUS

Middle Unit — 180 M²

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Ground Floor - 74 M²

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 M²

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

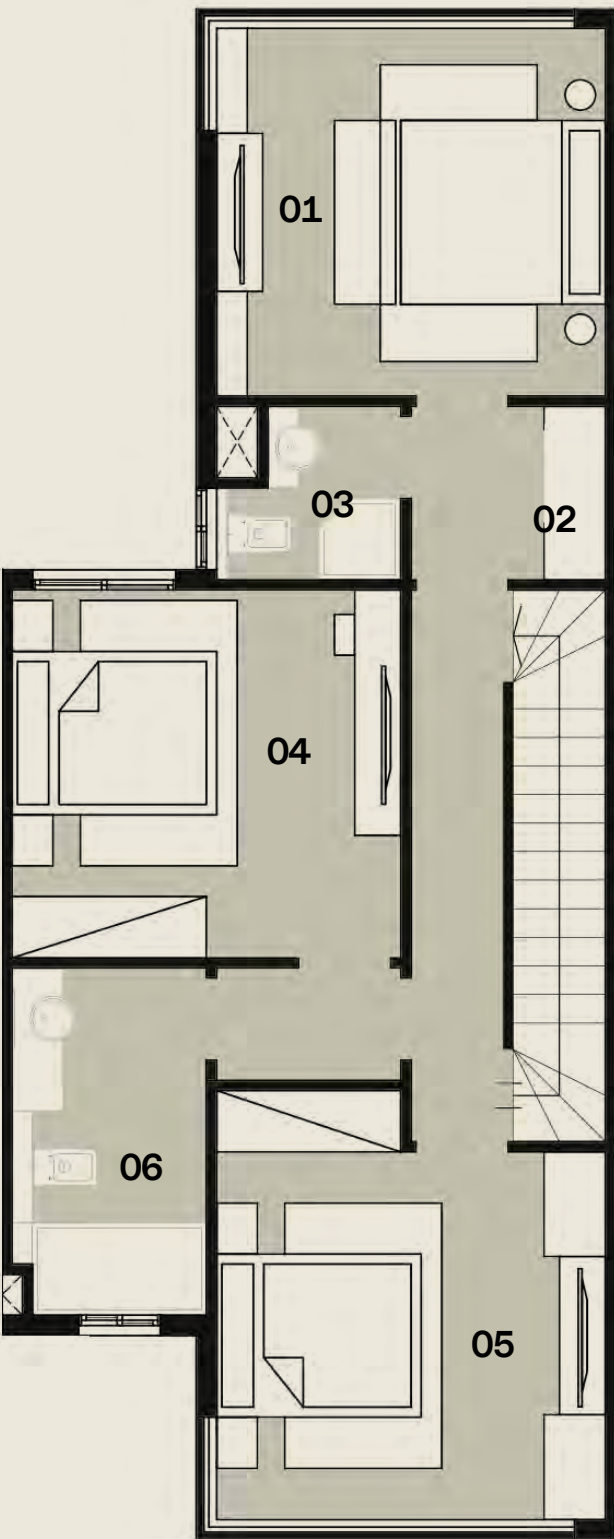
Roof Floor - 21 M²

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

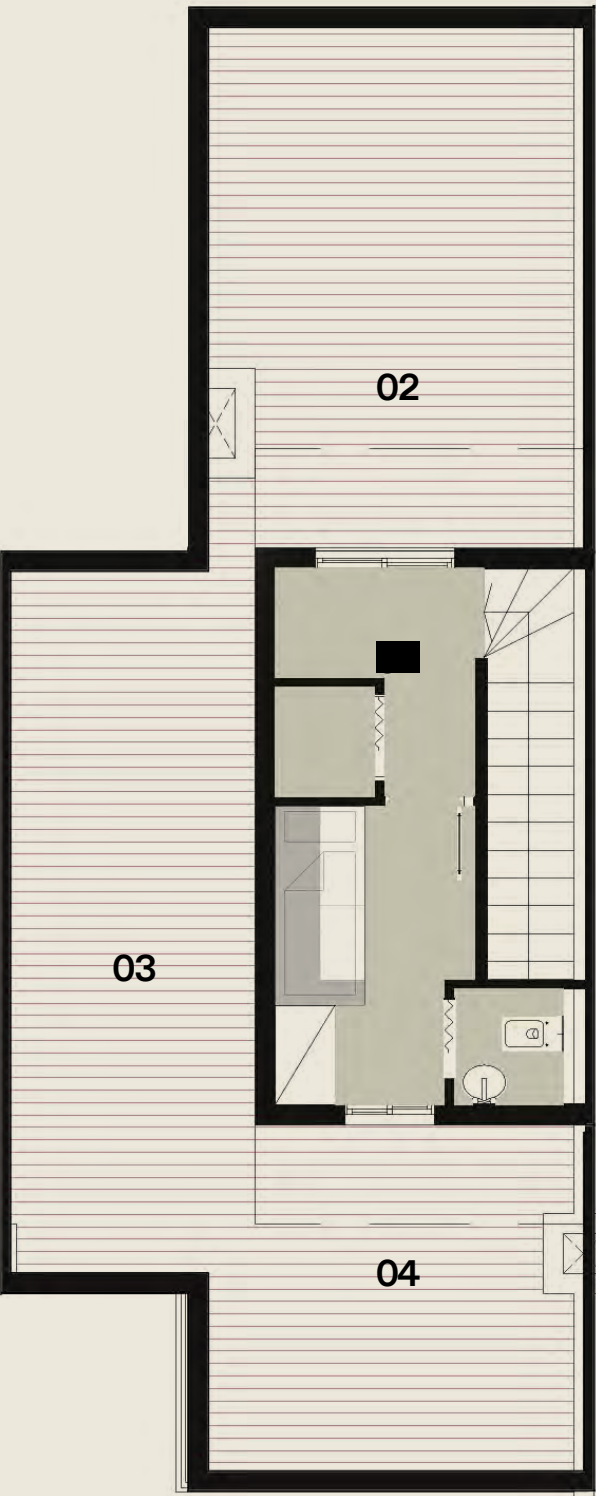
Ground Floor



First Floor



Roof Floor





Floor Plans

Grand G-Haus









GRAND G-HAUS 3BR – 150 M²

Ground Floor

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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 M²

Ground Floor

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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 M²

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

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GRANDG-HAUS 2BR – 130 M²

First Floor

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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



GH-G01-102

GRAND G-HAUS

Second Floor + Penthaus (3 BR)

2nd Floor — 125 M²
Penthaus — 46 M²
Total Area — 171 M²

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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

0 . 75 x 1 . 40 M
- 5 . 75 x 0 . 90 M
- 1 . 10 x 2 . 05 M



GA-G01-201

Penthaus

- 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

45M²



GA-G01-201

GRAND G-HAUS

Second Floor + Penthaus (3 BR)

2nd Floor— 125M²
Penthaus— 46M²
Total Area—171M²

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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 x1.45 M
- 0.70 x 1.50 M



GH-G01-202

- 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 M²



GH-G01-202



Floor Plans

Grand G-Haus Mirrored Building



GRAND G-HAUS 2BR – 120M²

Ground Floor

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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



GH-G01-001

GRAND G-HAUS

3BR — 150 M²

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

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GH-G01-002

GRAND G-HAUS 2BR – 130M²

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

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. Il Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.



GRAND G-HAUS 2BR — 130M²

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
	0 . 90 x 1 . 15 M
11 Terrace 02	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 M²
Penthaus — 46 M²
Total Area — 171 M²

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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
	2 . 60 x 1 . 45 M
10 Terrace 02	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 ²

Penthaus



GH-G01-201

GH-G01-201

GRAND G-HAUS

SECOND FLOOR + PENTHAUS (3 BR)

2nd Floor — 125 M²
Penthaus — 46 M²
Total Area — 171 M²

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. Il Cazar reserves the right to make non-fundamental changes to the design provided herein without prior notice.

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
	0 . 75 x 1 . 40 M
11 Terrace 02	5 . 75 x 0 . 90 M
	1 . 10 x 2 . 05 M



GH-G01-202

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	45M ²



GH-G01-202



GLEN