

# ALVÉO

PROJECT BY/

**urbnlanes**

WHERE NATURE INSPIRES DESIGN



## ABOUT URBNLANES

A REAL ESTATE DEVELOPMENT COMPANY AND A PROUD MEMBER OF EMEEL ABDALLA INVESTMENTS, IS DEDICATED TO DELIVERING EXCEPTIONAL PROJECTS BASED ON A RICH FOUNDATION OF DIVERSE EXPERIENCES SPANNING SEVERAL YEARS.

SPECIALIZING IN MEETING AND EXCEEDING EXPECTATIONS, URBNLANES IS COMMITTED TO THE SUCCESSFUL EXECUTION OF PROJECTS THAT SEAMLESSLY BLEND FUNCTIONALITY AND AESTHETICS.

**urbnlanes**

# ALVÉO

THE NAME ALVÉO IS DERIVED FROM THE FRENCH WORD "ALVÉOLE", MEANING HONEYCOMB CELL. THIS REFERENCE REFLECTS: NATURAL EFFICIENCY AND BALANCE, ORGANIC REPETITION AND HARMONY AND INTELLIGENT SPATIAL ORGANIZATION.



NOI IS INSPIRED BY THE VORONOI PRINCIPLE A SYSTEM FOUND IN NATURE WHERE SPACE IS DIVIDED INTO ORGANIC, INTERRELATED CELLS. ALVÉO IS THE RESIDENTIAL INTERPRETATION OF THIS CONCEPT: APARTMENTS ARRANGED AS COHESIVE YET INDEPENDENT CELLS FLUID ARCHITECTURAL GEOMETRY, SEAMLESS TRANSITIONS BETWEEN BUILT SPACES AND OPEN AREAS THIS ENSURES UNITY, EFFICIENCY, AND VISUAL RHYTHM ACROSS THE DEVELOPMENT.

ALVÉO



A RESIDENTIAL EXPERIENCE BY NOI

## CONCEPT

ALVÉO REFLECTS EFFICIENCY, HARMONY, AND INTELLIGENT SPATIAL ORGANIZATION, INSPIRED BY THE VORONOI PATTERNS FOUND IN NATURE.

ALVÉO IS A NATURAL EVOLUTION OF NOI, DELIVERING A COMPACT, CONNECTED APARTMENT LIFESTYLE WITHOUT COMPROMISING QUALITY OR IDENTITY.



## PRIME LOCATION

NOI IS SITUATED IN THE PRIME AREA OF GOLDEN SQUARE IN FIFTH SETTLEMENT, NEW CAIRO. THIS STRATEGIC LOCATION PLACES IT AT THE HEART OF NEW CAIRO, SURROUNDED BY UPSCALE RESIDENTIAL COMMUNITIES AND CLOSE TO PROMINENT COMMERCIAL AND RECREATIONAL HUBS, WITH EASY ACCESS TO MAJOR ROADS.

6

MINS

TO SUEZ ROAD

9

MINS

CAIRO FESTIVAL CITY

10

MINS

DUSIT THANI HOTEL

5

MINS

TO AL REHAB

12

MINS

TO CAIRO AIRPORT

4

MINS

TO AUC

17

MINS

TO NEW ADMINISTRATIVE CAPITAL

15

MINS

TO SOKHNA TOLL STATION

A CALM MODERN VOICE THAT EXPRESSES HARMONY

# MASTER PLAN

A RESIDENTIAL EXPERIENCE BY NOI

PROJECT BY/

**urblanes**

**NOI**  
RESIDENCE

RHYTHM

IN

EVERY

LINE

"THE VOICE SHIFTS FROM PURE ARCHITECTURE TO LIVED EXPERIENCE,  
PRESENTING THE BUILDINGS AS A BACKDROP TO BALANCED DAILY LIFE."

WHERE BALANCE DEFINES ARCHITECTURE

urbnlanes

A LANGUAGE OF RESTRAINT AND CLARITY, SHAPING ENVIRONMENTS WHERE FORM, LANDSCAPE, AND THOUGHTFUL DESIGN EXIST IN LASTING EQUILIBRIUM.

RESERVED FOR YOU





# FACILITIES AND AMENITIES

EVERY DETAIL IS DESIGNED TO CREATE BALANCE, BEAUTY, AND SEAMLESS LIVING EXPERIENCE IN THE HEART OF GOLDEN SQUARE

NOI



## YOGA AREA

A SERENE YOGA AREA DESIGNED FOR BALANCE AND MINDFULNESS, SURROUNDED BY CALM SURROUNDINGS THAT HELP RESIDENTS

RECONNECT WITH THEIR INNER PEACE THROUGH DAILY PRACTICE AND QUIET MOMENTS.



## WALKING LANE

THOUGHTFULLY DESIGNED WALKING LANES WEAVE THROUGH THE PROJECT, PROVIDING A SAFE AND REFRESHING PATH FOR DAILY STROLLS, MORNING ROUTINES, AND MOMENTS OF REFLECTION AMID GREENERY.



## CYCLE LANE

DEDICATED CYCLE LANES ENCOURAGE AN ACTIVE LIFESTYLE, ALLOWING RESIDENTS TO MOVE FREELY AND SAFELY WHILE ENJOYING AN ECO-FRIENDLY WAY TO EXPLORE THE COMMUNITY.



## TENNIS & PADEL COURT

PROFESSIONAL TENNIS AND PADEL COURTS OFFER AN ENERGETIC ENVIRONMENT FOR BOTH CASUAL PLAY AND COMPETITIVE MATCHES, PROMOTING FITNESS, FUN, AND SOCIAL INTERACTION.



## GYM & SPA

A FULLY EQUIPPED GYM PAIRED WITH A RELAXING SPA CREATES THE PERFECT BALANCE BETWEEN MOVEMENT AND RECOVERY, SUPPORTING A HEALTHY LIFESTYLE WITHOUT LEAVING HOME.

## WATER FEATURES & FRUITFUL TREES

FLOWING WATER FEATURES AND FRUITFUL TREES CREATE A REFRESHING NATURAL ATMOSPHERE, ENHANCING THE SENSE OF HARMONY BETWEEN LANDSCAPE DESIGN AND EVERYDAY LIVING.



## GRAB & GO

THE GRAB & GO ZONE ADDS EVERYDAY CONVENIENCE, OFFERING QUICK ACCESS TO ESSENTIALS AND REFRESHMENTS FOR RESIDENTS WITH BUSY, ON THE MOVE LIFESTYLES.

## POOL

THE POOL IS A REFRESHING ESCAPE WITHIN THE PROJECT, DESIGNED FOR RELAXATION, LEISURE, AND QUALITY TIME, OFFERING A RESORT LIKE EXPERIENCE AT THE HEART OF THE COMMUNITY.



## CLUB HOUSE

THE CLUBHOUSE IS THE SOCIAL HEART OF THE PROJECT, OFFERING A WELCOMING SPACE TO RELAX, CONNECT, AND ENJOY SHARED EXPERIENCES, WHETHER FOR CASUAL GATHERINGS OR PLANNED COMMUNITY EVENTS.

## UNDERGROUND PARKING

SECURE UNDERGROUND PARKING ENSURES CONVENIENCE AND PEACE OF MIND, KEEPING VEHICLES PROTECTED WHILE PRESERVING THE BEAUTY AND OPENNESS OF THE OUTDOOR SPACES.

## PARTNERS OF SUCCESS

OUR CORE VALUE IS OUR LEGACY, SUCCESS AND COMMITMENT  
TO DELIVER OUR PROJECTS WITH THE HIGHEST QUALITY IN A TIMELY  
MANNER, AND TO ACHIEVE THIS WE CHOOSE OUR PARTNERS VERY WELL



*Studio*  
**Délavé**



**JADAR**

**STORY**