

PHASE TWO

scenes

Tatweer MISR

scenes

**REIMAGINING THE
CHARM OF YESTERDAY**

Tatweer^{MISR}

ABOUT TATWEER MISR

Since its inception in 2014, Tatweer Misr has emerged as a leading real-estate developer in Egypt, creating communities shaped by design excellence, innovation, and sustainability.

Today, Tatweer Misr boasts six iconic developments across Egypt, each designed to deliver distinctive living experiences and create lasting value for its communities.

Fouka bay
RAS EL HEKMA

SALT.
RAS EL HEKMA

D-bay
NORTH COAST

IL MONTE
GALALA
SOKHNA

RIVERS
NEW ZAYED

Bloomfields
EAST CAIRO

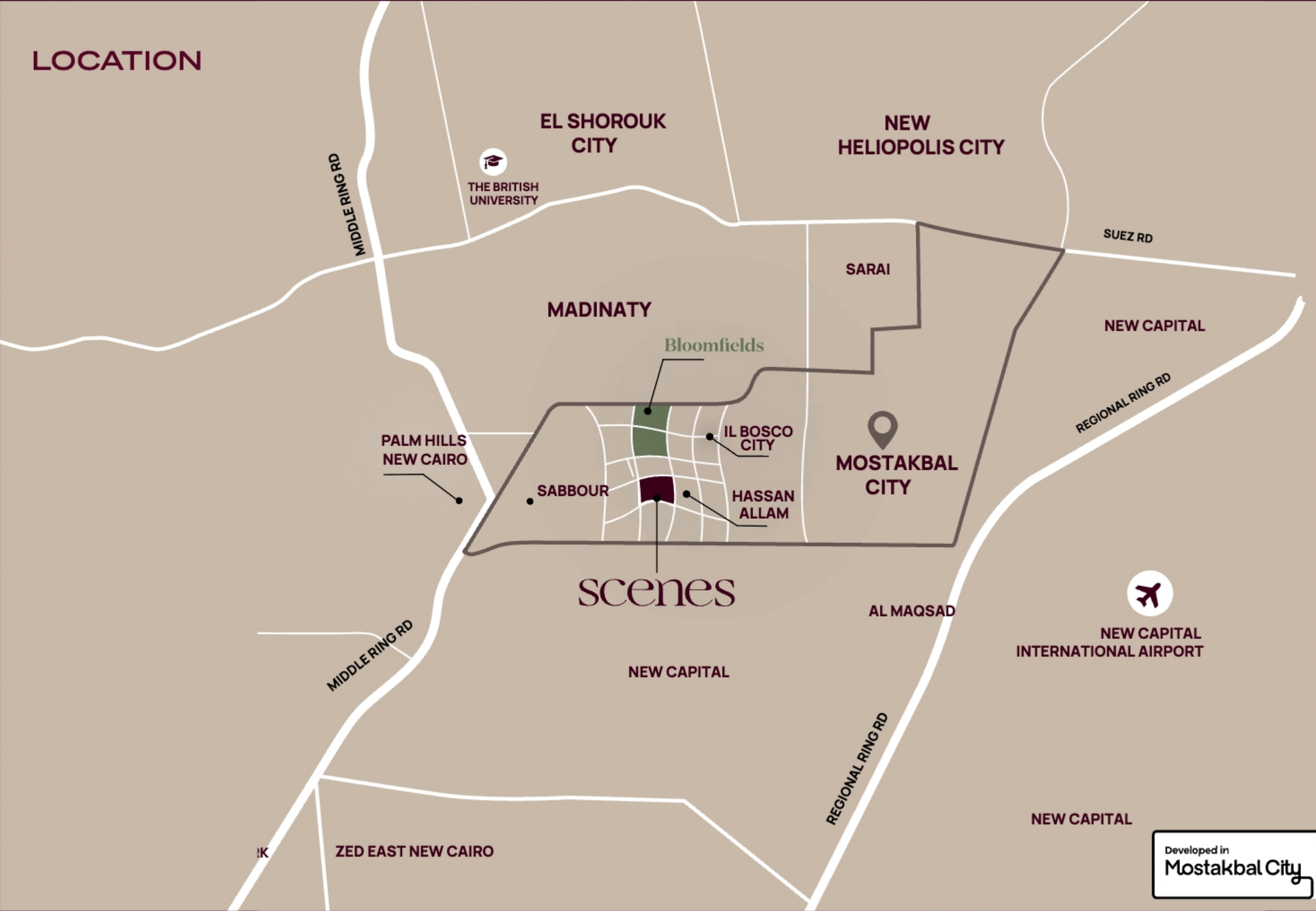
scenes

WELCOME TO scenes

In the heart of Egypt 's evolving urban landscape, Scenes emerges as more than just a residential development – it's a vision of tomorrow brought to life today. Here, amidst thoughtfully designed spaces and verdant surroundings, we're crafting a community that redefines what it means to live sustainably in the modern world.



LOCATION



MASTERPLAN

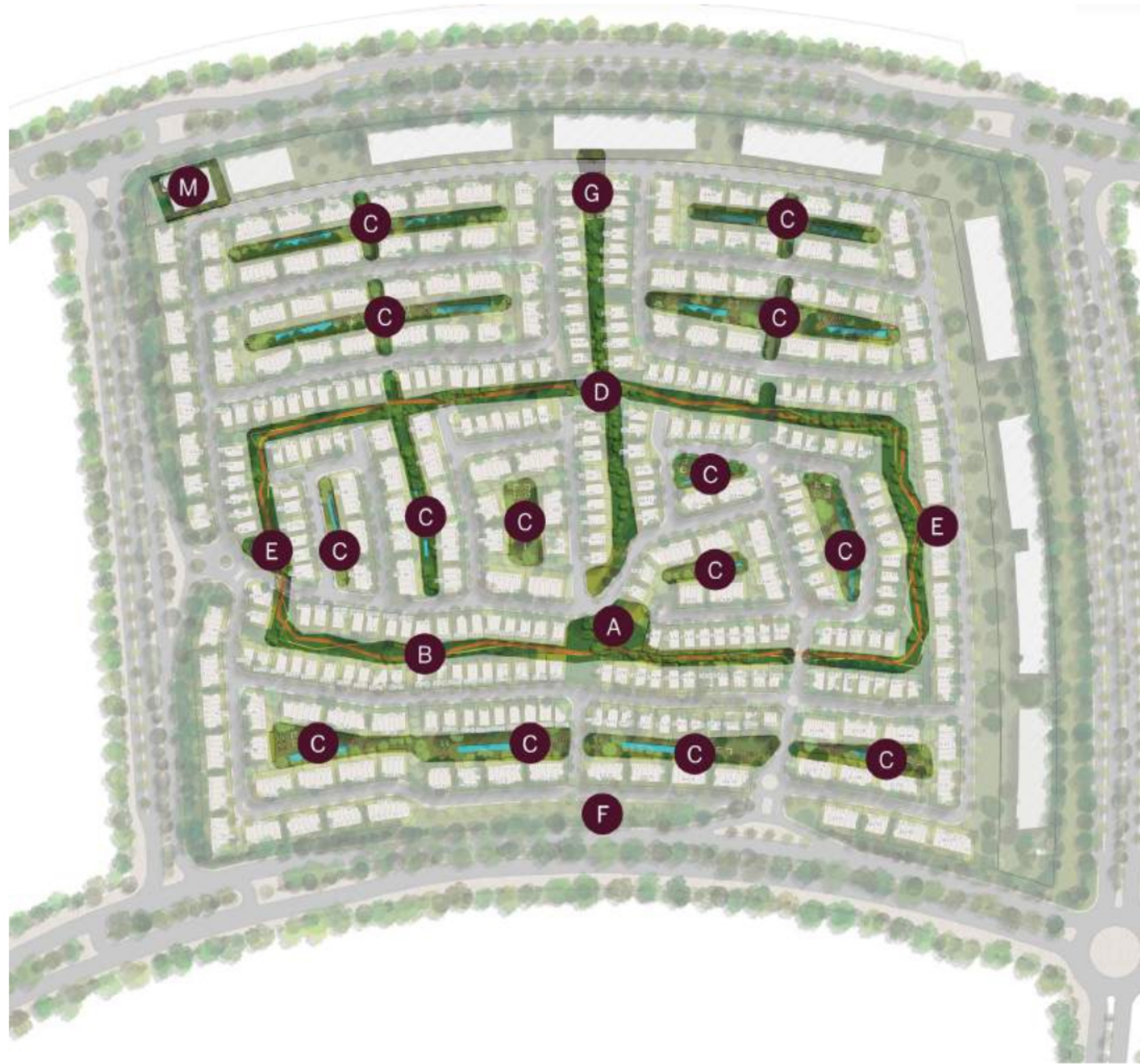


MASTERPLAN PHASE 2



AMENITIES MAP

- A** CULTURE HUB
- B** BIKE & JOGGING TRACK
- C** COMMUNAL GARDENS
- D** PLAYGROUND
- E** F & B
- F** SMART AMENITIES
- G** CONNECTION TO RETAIL
- M** MOSQUE



EXTRA SPACES

TOWNHOUSE EXTENSION

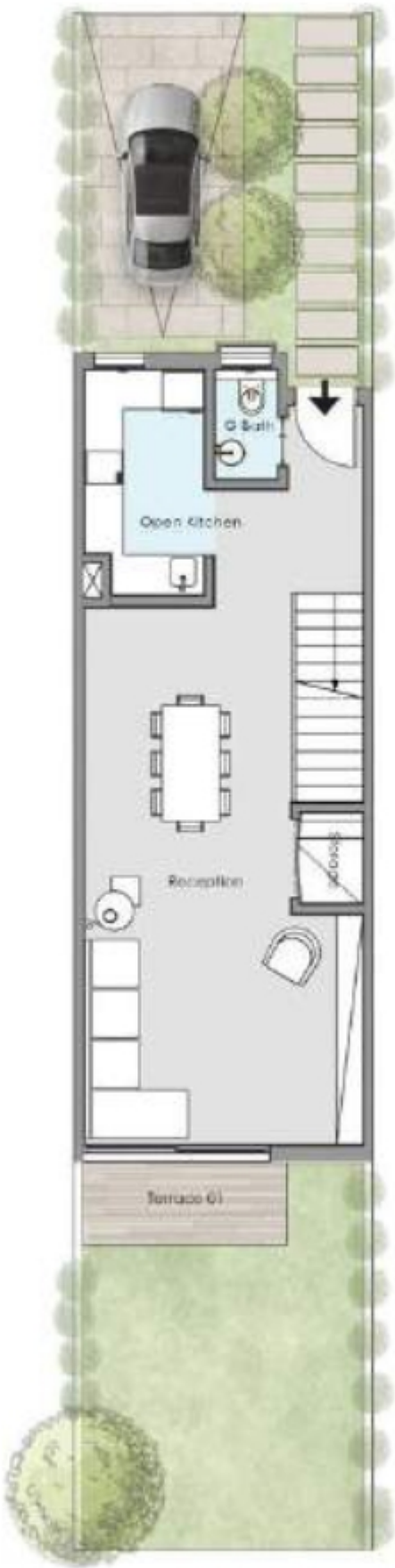


MIDDLE TOWN HOUSE
EXTENSION TH1

TOTAL AREA: 165 m²

Potential Extension: 9 m²

Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.20 x 1.30m
Terrace 02	3.70 x 4.60m
Family room	3.00 x 3.20m



64 m²
Ground Floor



59 m²
First Floor



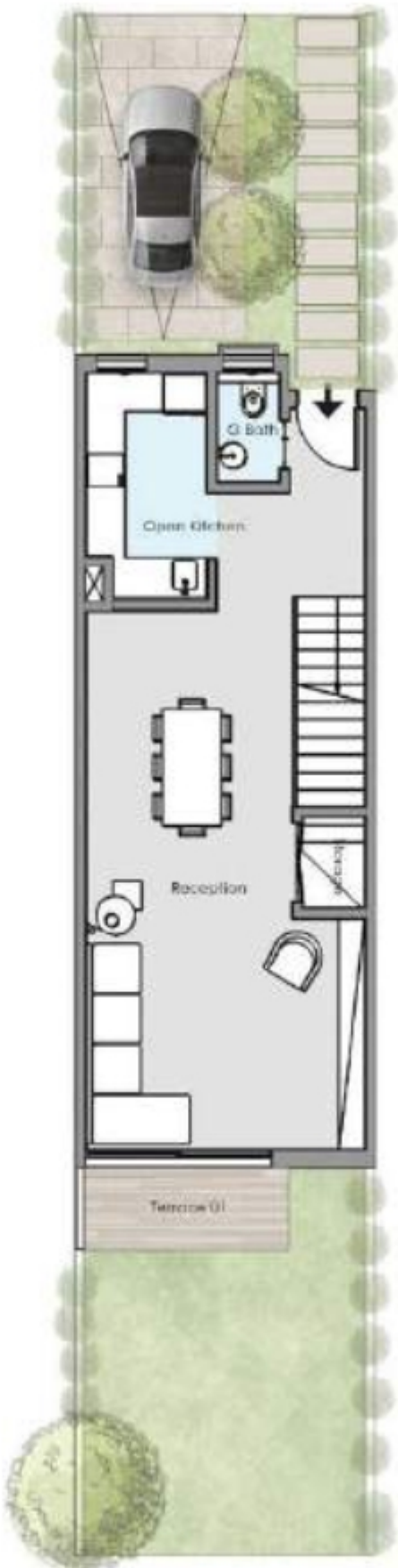
42 m²
Second Floor

MIDDLE TOWN HOUSE
EXTENSION TH3

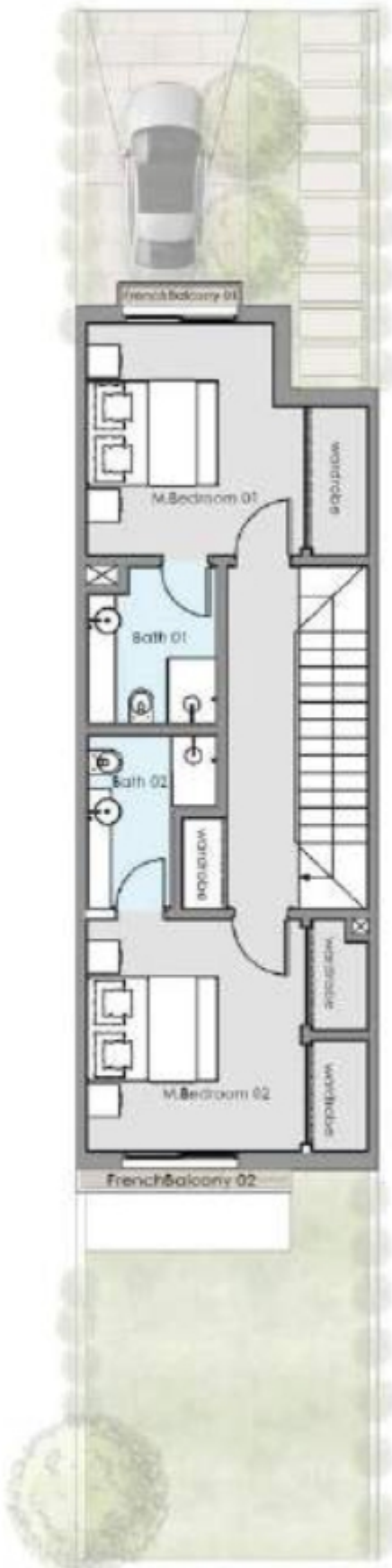
TOTAL AREA: 158 m²

Potential Extension: 9 m²

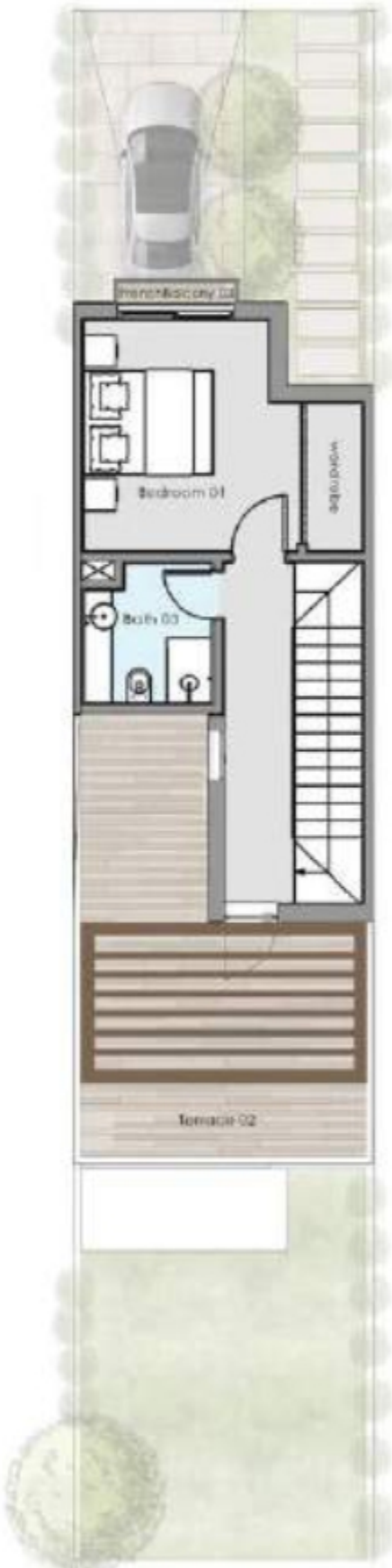
Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.20 x 1.30m
Terrace 02	6.90 x 4.60m



64 m²
Ground Floor



59 m²
First Floor



35 m²
Second Floor

CORNER TOWN HOUSE
EXTENSION TH2

TOTAL AREA: 185 m²

Potential Extension: 9 m²

Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Master Bedroom 03	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03.	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.40 x 1.30m
Terrace 02	3.40 x 1.30m
Family room	3.00 x 3.20m



65 m²
Ground Floor



60 m²
First Floor



60 m²
Second Floor

CORNER TOWN HOUSE
EXTENSION TH4

TOTAL AREA: 168 m²

Potential Extension: 9 m²

Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.40 x 1.70m
Terrace 02	3.40 x 1.70m
Terrace 03	3.70 x 4.70m
Family room	3.00 x 3.20m



65 m²
Ground Floor



60 m²
First Floor



43 m²
Second Floor

TWIN VILLA
EXTENSION

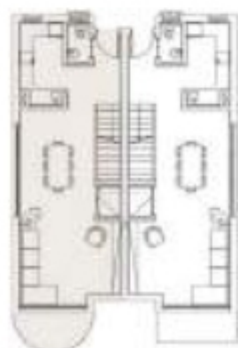


TWIN VILLA EXTENSION TW1-A

TOTAL AREA: 185 m²

Potential Extension: 9 m²

Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Master Bedroom 03	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.40 x 1.30m
Terrace 02	3.40 x 1.30m
Family room	3.00 x 3.20m



65 m²
Ground Floor



60 m²
First Floor



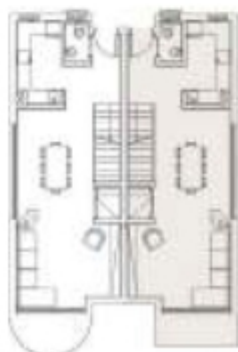
60 m²
Second Floor

TWIN VILLA EXTENSION TW1-B

TOTAL AREA: 185 m²

Potential Extension: 9 m²

Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Master Bedroom 03	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.40 x 1.30m
Terrace 02	3.40 x 1.30m
Family room	3.00 x 3.20m



65 m²
Ground Floor



60 m²
First Floor



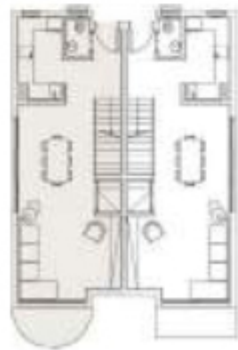
60 m²
Second Floor

TWIN VILLA EXTENSION TW2-A

TOTAL AREA: 175 m²

Potential Extension: 9 m²

Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.40 x 1.30m
Terrace 02	3.40 x 1.30m
Family room	4.65 x 3.20m



65 m²
Ground Floor



60 m²
First Floor



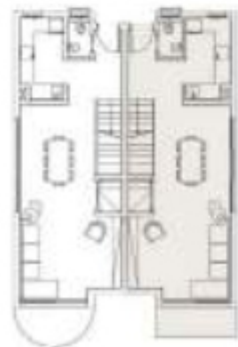
50 m²
Second Floor

TWIN VILLA EXTENSION TW2-B

TOTAL AREA: 175 m²

Potential Extension: 9 m²

Open kitchen	3.50 x 1.90m
Guest Bathroom	1.70 x 1.00m
Bedroom 01	3.60 x 4.35m
Master Bedroom 01	3.60 x 4.35m
Master Bedroom 02	3.60 x 4.35m
Bathroom 01	2.50 x 2.00m
Bathroom 02	2.70 x 2.00m
Bathroom 03	2.20 x 2.00m
Reception	8.30 x 4.35m
Terrace 01	3.40 x 1.30m
Terrace 02	3.40 x 1.30m
Family room	4.65 x 3.20m



65 m²
Ground Floor

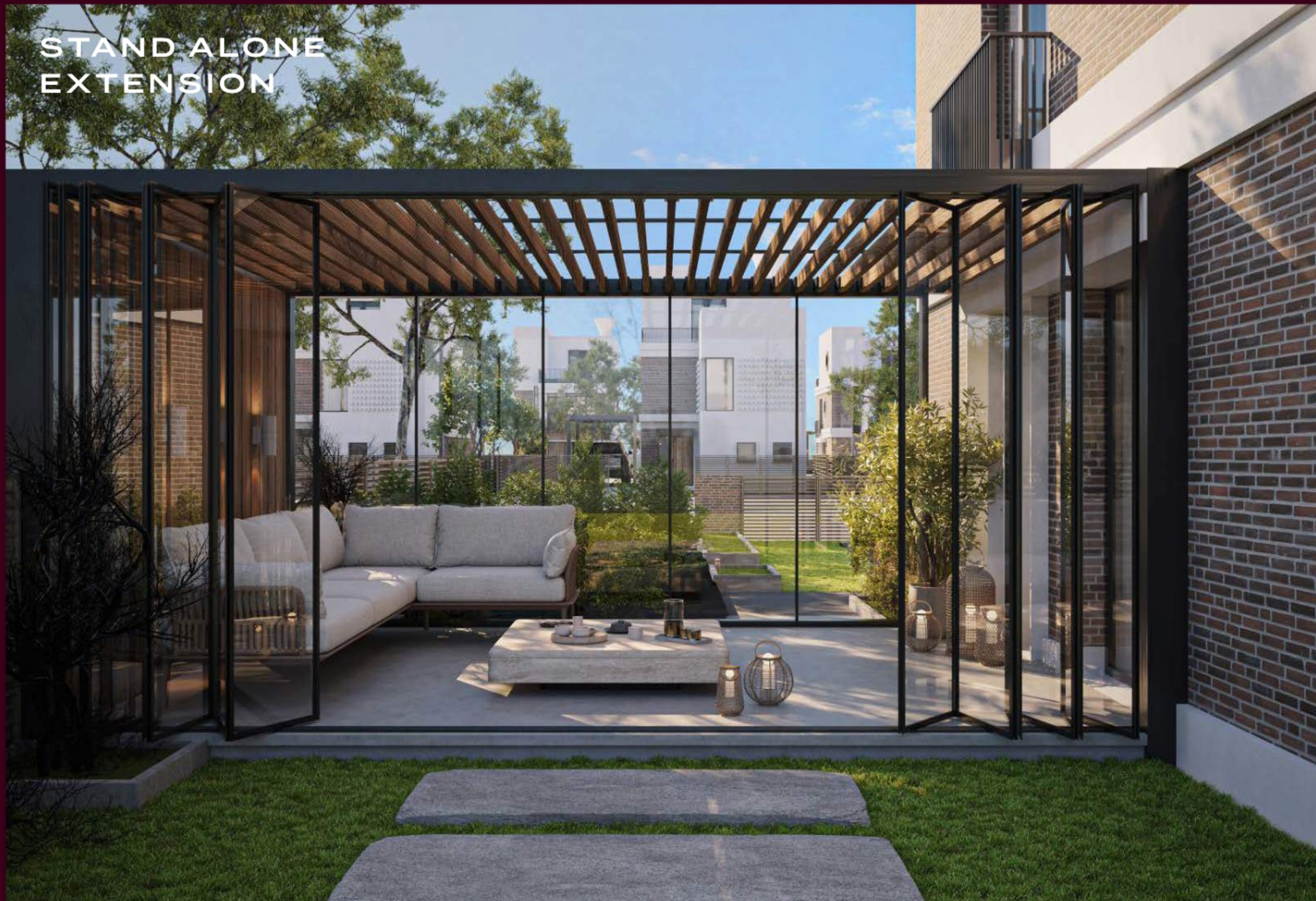


60 m²
First Floor



50 m²
Second Floor

STAND ALONE EXTENSION



**STAND ALONE
VILLA EXTENSION 1**

TOTAL AREA: 210 m²

Potential Extension: 20 m²

Kitchen	<i>3.60 x 2.45m</i>
Guest Bathroom	<i>1.55 x 1.30m</i>
Bedroom 01	<i>3.60 x 3.60m</i>
Bedroom 02	<i>4.00 x 3.70m</i>
Master Bedroom 01	<i>5.80 x 4.10m</i>
Master Bedroom 02	<i>4.80 x 4.60m</i>
Bathroom 01	<i>2.50 x 2.10m</i>
Bathroom 02	<i>2.10 x 1.75m</i>
Bathroom 03	<i>2.30 x 1.65m</i>
Living	<i>8.70 x 6.00m</i>
Terrace 01	<i>4.10 x 1.15m</i>
Terrace 02	<i>4.35 x 1.60m</i>
Terrace 03	<i>4.30 x 3.75m</i>



**90 m²
Ground Floor**

**83 m²
First Floor**

**37 m²
Second Floor**

STAND ALONE VILLA EXTENSION 2

TOTAL AREA: 280 m²

Potential Extension: 30 m²

Kitchen	3.60 x 2.60m
Guest Bathroom	1.45 x 0.90m
Bedroom 01	4.00 x 3.60m
Bedroom 02	4.15 x 3.55m
Master Bedroom 01	6.70 x 3.55m
Master Bedroom 02	6.00 x 4.25m
Bathroom 01	3.36 x 1.50m
Bathroom 02	3.36 x 1.50m
M.Bathroom	2.20 x 1.88m
Living	10.65 x 6.70m
Family Living	6.00 x 4.25m
Terrace	7.00 x 2.10m
Balcony	3.75 x 1.85m
M Bedroom Terrace	4.30 x 3.90m.
Family Terrace	6.95 x 2.65m



118 m²
Ground Floor

104 m²
First Floor

58 m²
Second Floor

**STAND ALONE
VILLA EXTENSION 3**

TOTAL AREA: 195 m²

Potential Extension: 20 m²

Kitchen	<i>3.60 x 2.45m</i>
Guest Bathroom	<i>1.55 x 1.30m</i>
Bedroom 01	<i>5.45 x 3.55m</i>
Master Bedroom 01	<i>5.80 x 4.10m</i>
Master Bedroom 02	<i>4.80 x 4.60m</i>
Bathroom 01	<i>2.10 x 1.80m</i>
Bathroom 02	<i>2.10 x 1.80m</i>
Bathroom 03	<i>2.30 x 1.65m</i>
Living	<i>8.70 x 6.00m</i>
Terrace 01	<i>4.10 x 1.15m</i>
Terrace 02	<i>3.80 x 3.65m</i>
Terrace 03	<i>4.30 x 3.75m</i>
Terrace 04	<i>4.30 x 1.50m</i>



**90 m²
Ground Floor**

**83 m²
First Floor**

**37 m²
Second Floor**



Disclaimer:

- Diagrams are not to scale and are for illustrative purposes only.
- Tatweer misr reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades, interior - exterior finishes and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- Tatweer misr reserve the right to make alterations in the shaded zone in the floorplan/ masterplan.
- Finishing materials and sanitary fixtures are subject to market availability at the time of execution.
- Furniture, fences, and millwork shown are indicative and not included unless stated in the sales contract annex.
- The masterplan is conceptual and may change to accommodate development needs or authority requirements.
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- All information, visuals, and timelines are subject to availability and may be updated without prior notice.
- Colors and visuals may appear differently across digital or print media due to display and production variations.

Tatweer^{MISR}

Your home in Scenes is rooted within an integrated, nurturing community with evergreen prosperity for your present—and future, a place where you can call home.

Move into your home in Scenes and immerse yourself in the magnificent scenery and exhilarating landscapes.

Welcome to Scenes; welcome home.

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