

RIVERS

LIVE LIKE A RIVER FLOWS,  
CARRIED BY THE SURPRISE  
OF ITS OWN UN FOLDING.

R I V E R S  
N E W   Z A Y E D

# EXPERIENCE A REFINED LIFESTYLE OF FLOWING SERENITY

Peacefully poised on 100 acres of lush land, Rivers is a boutique living experience, paying tribute to natural serenity, and unrivaled privacy in the heart of New Zayed. Masterplanned as a floating urban paradise, the smart development gently rises from turquoise waters, thanks to flowing rivers, promising uninterrupted views for all homeowners alike while cutting through two central parks, deep into a signature community of expansive villas, twin homes and town houses. Premium, posh and more than a little personal, Rivers invites you where nature truly comes alive. Rivers is memorable moments flowing with every mood and lifestyle.





FLOW  
WHERE  
NATURAL  
BEAUTY  
GOES




PROXIMITY  
& LOCATION

# EXCLUSIVITY FLOWS WEST

Rivers re-defines accessibility from a convenient outlook, thanks to its prime location in the heart of New Zayed. The iconic project is carefully masterplanned to place residents' life at the intersection of tranquility and action, offering direct access to Dabaa-Road Al Farag Axis while lying only few minutes away from Cairo-Alex Desert Road, Dahshur Road and the Mehwar. Rivers is surrounded by thriving residential developments in every direction, in addition to leading commercial malls, retail outlets and 6<sup>th</sup> of October's lively hangouts.







R I V E R S  
D O N ' T J U S T  
C A R R Y W A T E R  
T H E Y C A R R Y  
L I F E .



M A S T E R P L A N

# A SIGNATURE VISION OF RIVER-FRONT EXCLUSIVITY

Rivers masterplan introduces an innovative indoor-outdoor philosophy to grant residents double-views on flowing river streams and lush landscapes transforming everyday ordinary into an exceptional reality where natural beauty abounds. Imaginatively conceived as a serene urban escape, all homes are evenly spread out to ensure utmost privacy while maximizing magical views, captured from every angle across the masterplan.







W H E R E  
E V E R Y  
H O M E  
I S A  
F L O A T I N G  
S A N C T U A R Y  
O F C A L M .



INSPIRED  
ARCHITECTURE

# A CONTEMPORARY ADDRESS WHERE NATURE SPEAKS VOLUMES

Every home at Rivers is a true testament of contemporary elegance, thanks to streamlined facades and sweeping glass windows that invite panoramic views of the outdoors inside. The project adopts a harmonious indoor-outdoor philosophy that smartly envelopes homes in endless hours of sunshine while maximizing 360-degree views on flowing rivers and verdant landscapes, captured from your very own manicured garden. Serene, simple and highly sophisticated, Rivers signature collection of expansive villas, modern twin houses and elegantly-appointed townhouses act as a natural extension of magical surroundings, to re-imagine exclusive luxury from an ultimately refined perspective.





INSPIRED  
ARCHITECTURE

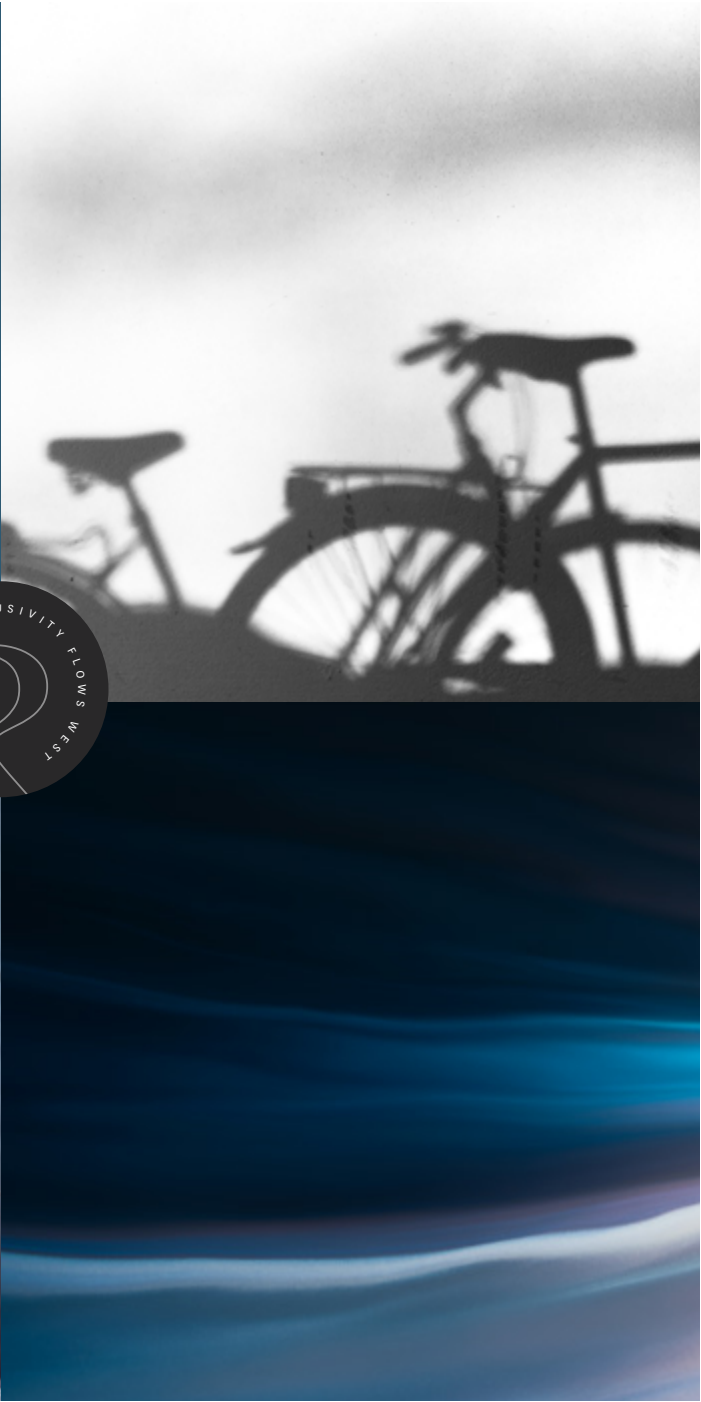






A N  
E X C L U S I V E  
W O R L D  
F L O W I N G  
W I T H  
P O S S I B I L I T I E S

FLOWING  
RIVERS



FACILITIES  
& AMENITIES

SEIZE  
SOOTHING  
SERENITY

Everyday rhythm at Rivers is flowing serenity centered around residents' wellbeing and mental clarity. The elemental edge of the project lies in soothing streams that meander across every corner of the masterplan to immerse homeowners in waves of uninterrupted tranquility while curating a picturesque living experience where aquatic beauty comes alive.





CENTRAL  
PARKS



FACILITIES  
& AMENITIES

DREAM  
IN ALL  
SHADES  
OF GREEN

Rivers introduces a progressive vision of sustainable living, thanks to two central parks that lie at the heart of its master-plan. Enjoy a brisk morning jog amidst lush greenery, meditate as you take in sweeping views of breathing landscapes or simply indulge in a naturally-inspired picnic with friends and loved ones. Rivers Central Parks are an exclusive invitation to come one with nature while embracing healthier qualities of life.



WALKING  
& BIKING  
LANES



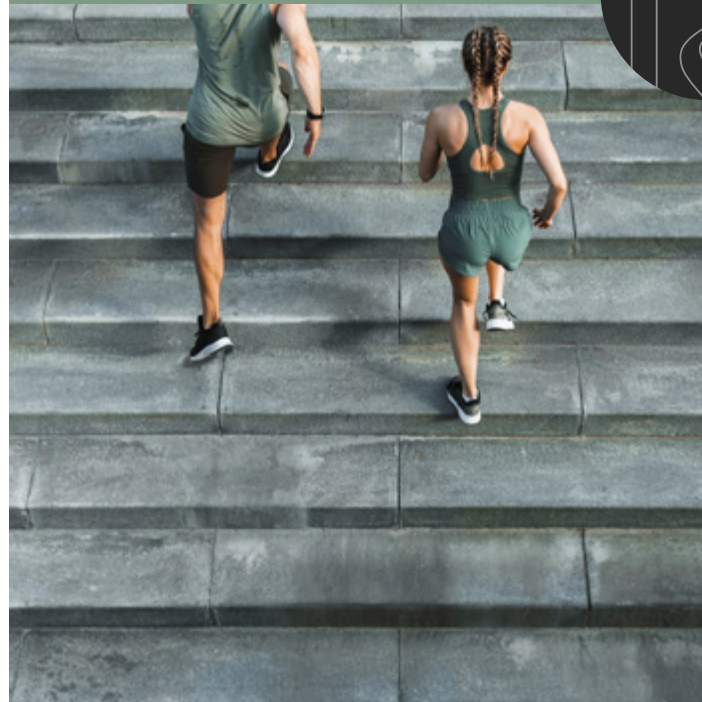
FACILITIES  
& AMENITIES

ENERGIZE  
WHERE  
GREENERY  
LEADS  
THE WAY

Every aspect of Rivers is carefully planned to foster constant movement, guaranteeing a healthier lifestyle. The project is seamlessly interconnected via pedestrian pathways, as well as safe walking and biking lanes calling on residents to energize, enjoy and enliven where nature leads the way.



OUTDOOR  
GYM



FACILITIES  
& AMENITIES

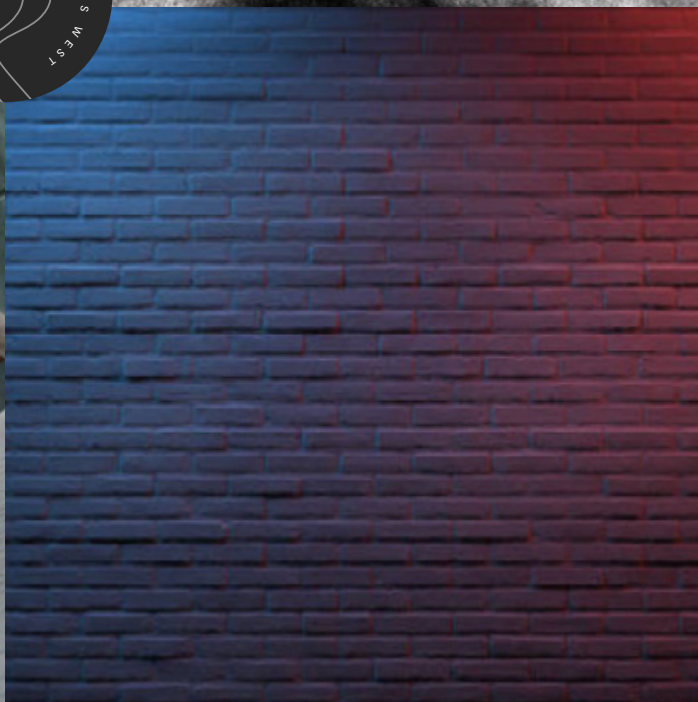
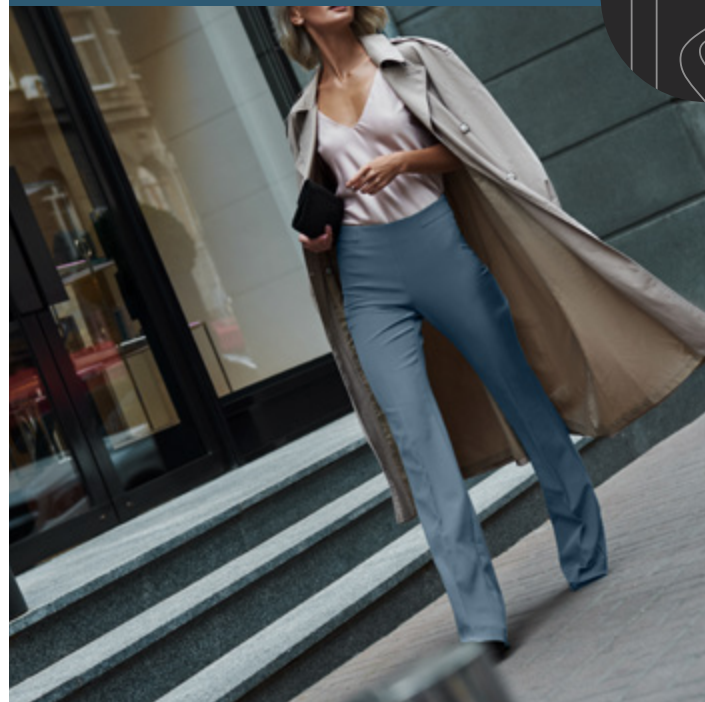
WORK OUT  
POWERED  
BY NATURE

Ideal for professionals and amateurs alike, Rivers outdoor gym is an open invitation for residents to work out in inspiring settings, second to none. Gracefully poised amidst lush open spaces with flowing rivers as a backdrop, the outdoor gym is the place to naturally stay fit while enjoying uninterrupted calm.





COMMERCIAL  
HUB



FACILITIES  
& AMENITIES

## COLLECT MEMORABLE MOMENTS

Rivers commercial hub is a spirited social nexus, inviting residents to discover a treasure-trove of authentic experiences at their doorstep. Indulge in a variety of exquisite cuisines, perfected by impeccable service, shop from a select collection of boutique stores and concept shops or simply wander around with friends, collecting memorable moments not things.





## THE CLUBHOUSE



## FACILITIES & AMENITIES

## CONNECT IN INSPIRATIONAL SETTINGS

Rivers elegantly-appointed clubhouse is a daily refuge, thanks to grand settings that take in captivating views that surround visitors with an air of expansive luxury. Designed to foster human-interaction, the clubhouse offers a full suite of world-class amenities, guaranteeing to fit every mood.



The background is an abstract, fluid composition of various shades of teal and blue. The colors blend together in soft, wavy, and flowing patterns that create a sense of movement and depth. The lighting is diffused, with no sharp shadows or highlights, giving it a dreamlike, ethereal quality.

R E N D E R S   &  
F L O O R P L A N S



INSPIRED  
ARCHITECTURE





INSPIRED  
ARCHITECTURE





TOWNHOUSE MIDDLE  
180 M<sup>2</sup>





FLOOR PLANS

TOWNHOUSE  
MIDDLE 180 M<sup>2</sup>

Ground Floor

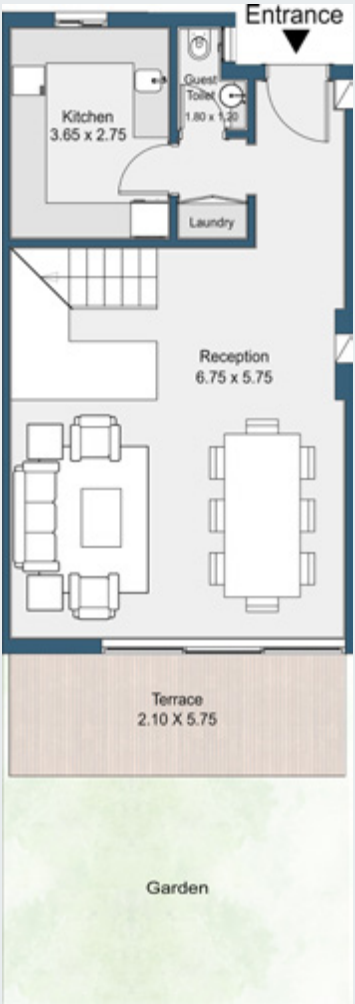
Reception	6.75x5.75
Kitchen	3.65x2.75
Guest toilet	1.8x1.2

First Floor

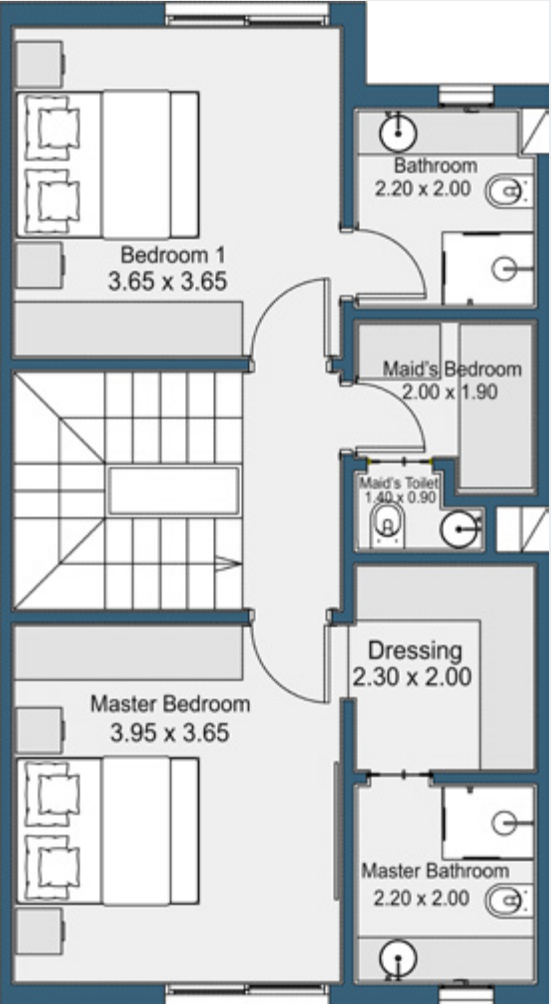
Master Bedroom	3.95x3.65
Master Bathroom	2.2x2.0
Dressing	2.3x2.0
Maid's room	2x1.9
Maid's toilet	1.4x0.9
Bedroom 1	3.65x3.65
Bathroom 1	2.2x2.0

Roof Floor

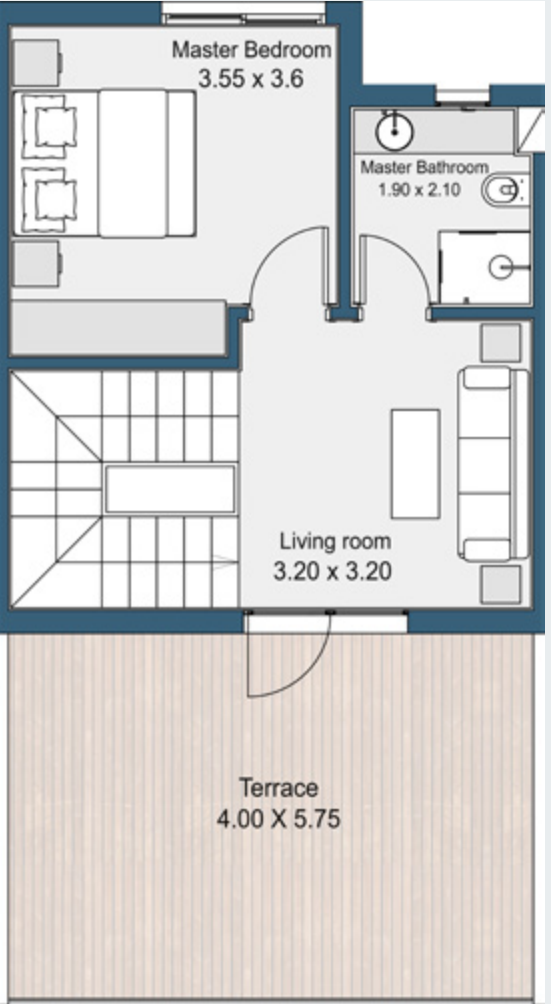
Bedroom 2	3.55x3.60
Bathroom 2	2.10x1.90
Living room	3.2x3.2



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



TOWNHOUSE CORNER  
205 M<sup>2</sup>





FLOOR PLANS

TOWNHOUSE  
CORNER 205 M<sup>2</sup>

Ground Floor

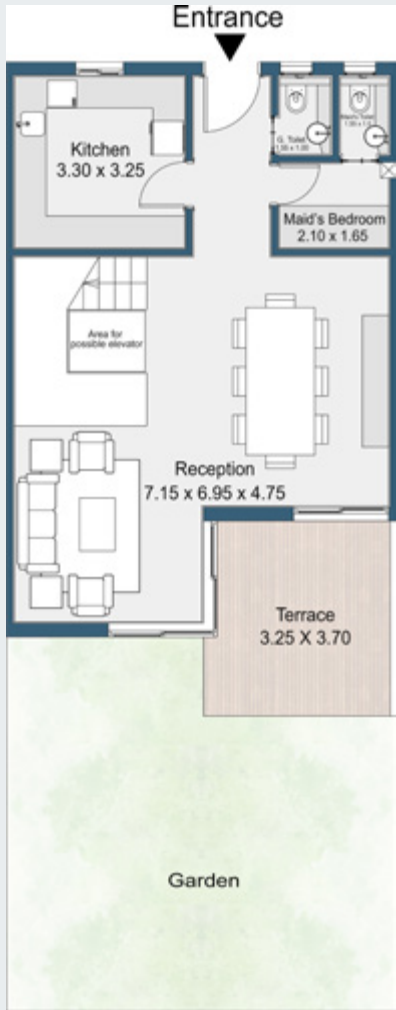
Reception	7.15x6.95x4.75
Kitchen	3.3x3.25
Guest toilet	1.55x1.0
Maid's room	2.10x1.65
Maid's toilet	1.55x1.0

First Floor

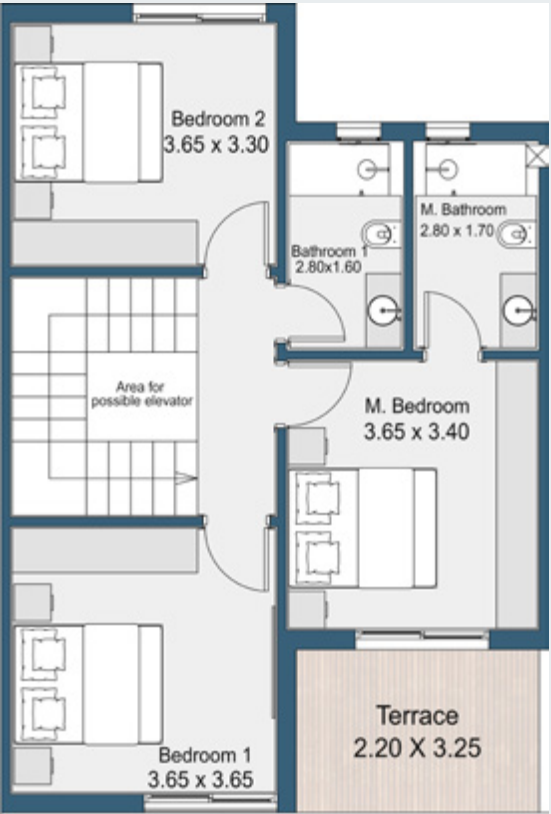
Master Bedroom	3.65x3.4
Master Bathroom	2.8x1.7
Bedroom 1	3.65x3.65
Bedroom 2	3.65x3.30
Bathroom 1	2.8x1.6

Roof Floor

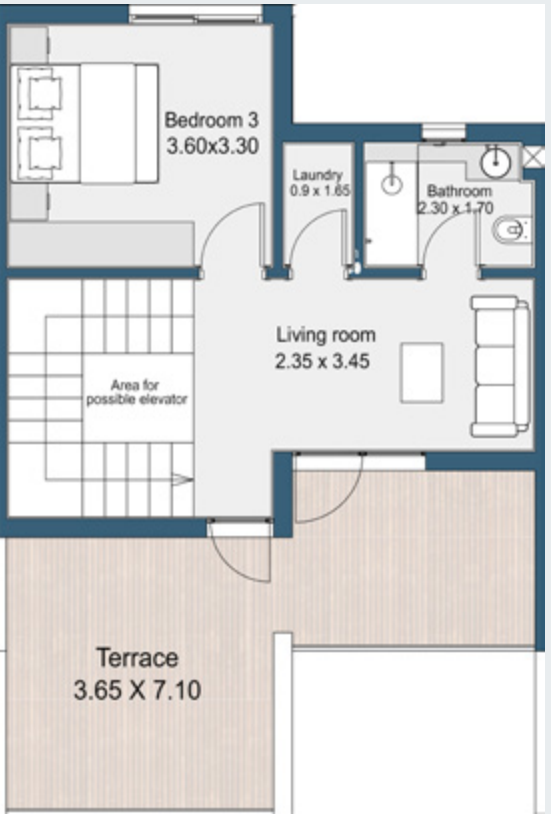
Bedroom 3	3.60x3.30
Bathroom	2.30x1.70
Living room	2.35x3.45
Laundry	0.90x1.65



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



TWINHOUSE  
205 M<sup>2</sup>





FLOOR PLANS

TWINHOUSE  
205 M<sup>2</sup>

Ground Floor

Reception	7.15x6.95x4.75
Kitchen	3.3x3.25
Guest toilet	1.55x1.0
Maid's room	2.10x1.65
Maid's toilet	1.55x1.0

First Floor

Master Bedroom	3.65x3.4
Master Bathroom	2.8x1.7
Bedroom 1	3.65x3.65
Bedroom 2	3.65x3.30
Bathroom 1	2.8x1.6

Roof Floor

Bedroom 3	3.60x3.30
Bathroom	2.30x1.70
Living room	2.35x3.45
Laundry	0.90x1.65

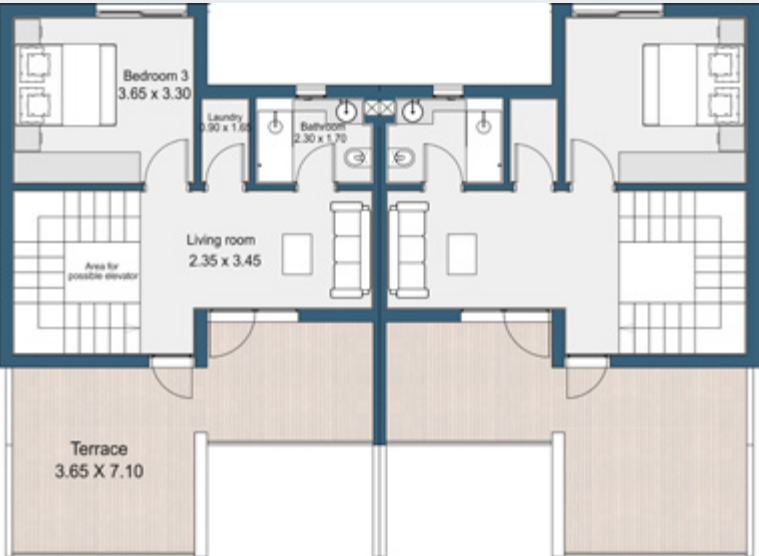
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





TWINHOUSE  
227 M<sup>2</sup>





FLOOR PLANS

TWINHOUSE

227 M<sup>2</sup>

Ground Floor

Reception	7.1x8.1x4.4
Kitchen	3.3x3.25
Guest toilet	1.53x1.1
Maid's room	2.2x1.65
Maid's toilet	1.53x1.0

First Floor

Master Bedroom	3.85x3.7
Master Bathroom	2.57x1.45
Dressing	2.3x1.45
Bedroom 1	3.60x3.30
Bedroom 2	3.6x3.4
Bathroom 2	2.5x1.6

Second Floor

Bedroom 3	3.6x3.3
Bedroom 4	3.6x3.4
Bathroom 3	2.50x1.60

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





VILLA  
227 M<sup>2</sup>





FLOOR PLANS

VILLA  
227 M<sup>2</sup>

Ground Floor

Reception	7.1x8.1x4.4
Kitchen	3.3x3.25
Guest toilet	1.53x1.1
Maid's room	2.2x1.65
Maid's toilet	1.53x1.0

First Floor

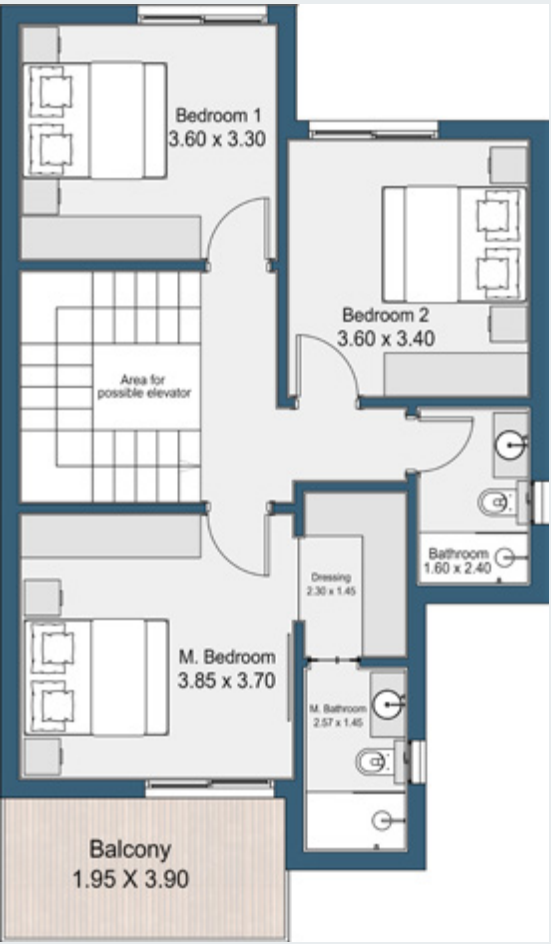
Master Bedroom	3.85x3.7
Master Bathroom	2.57x1.45
Dressing	2.3x1.45
Bedroom 1	3.60x3.30
Bedroom 2	3.6x3.4
Bathroom 2	2.5x1.6

Second Floor

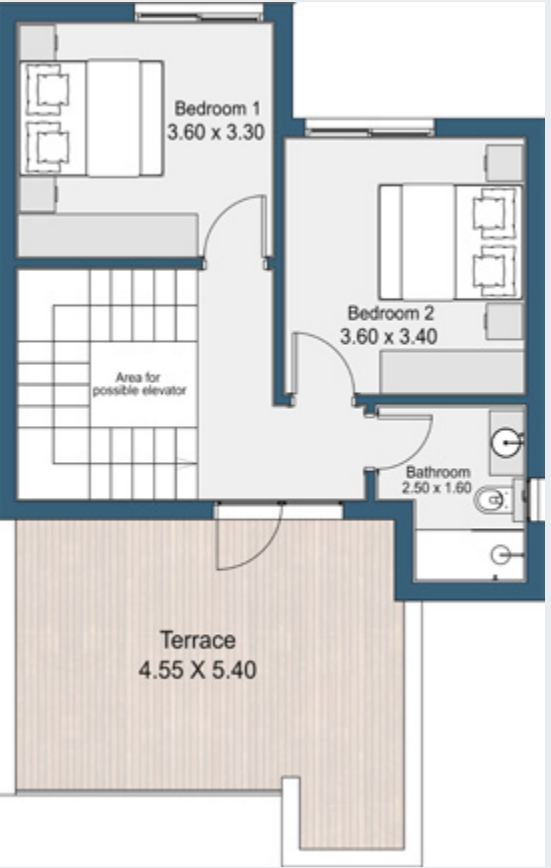
Bedroom 3	3.6x3.3
Bedroom 4	3.6x3.4
Bathroom 3	2.50x1.60



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



VILLA  
250 M<sup>2</sup>





FLOORPLANS

VILLA  
250 M<sup>2</sup>

Ground Floor

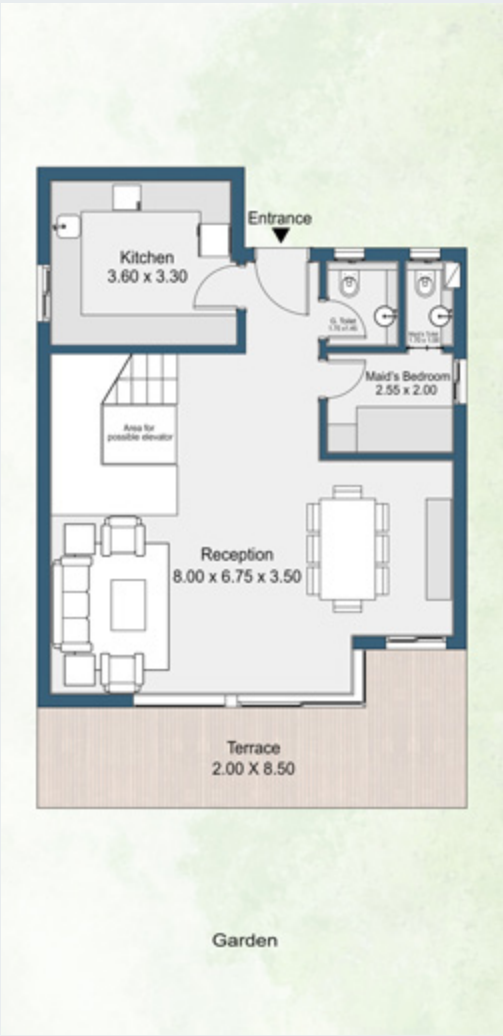
Reception	8.0x6.75x3.5
Kitchen	3.6x3.3
Guest toilet	1.7x1.45
Maid's room	1.7x1.0
Maid's toilet	2.55x2

First Floor

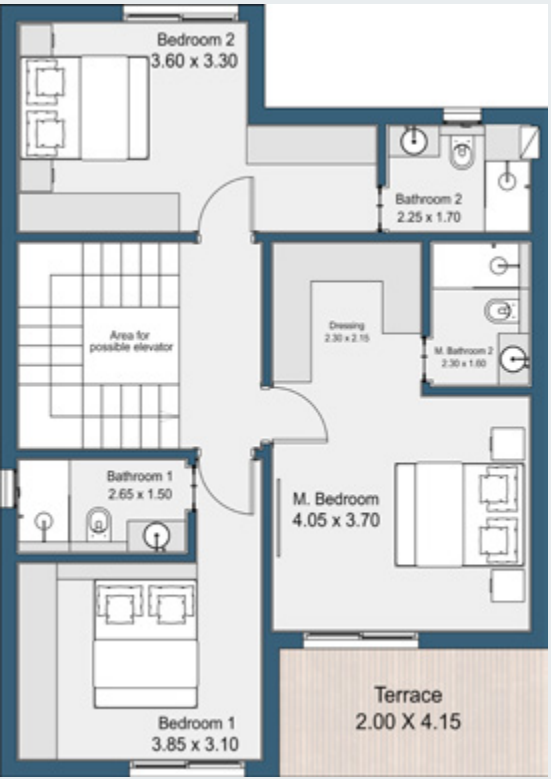
Master Bedroom	4.05x3.7
Master Bathroom	2.3x1.6
Dressing	2.3x2.15
Bedroom 1	3.85x3.1
Bathroom 1	2.65x1.5
Bedroom 2	3.6x3.3
Bathroom 2	2.25x1.7

Second Floor

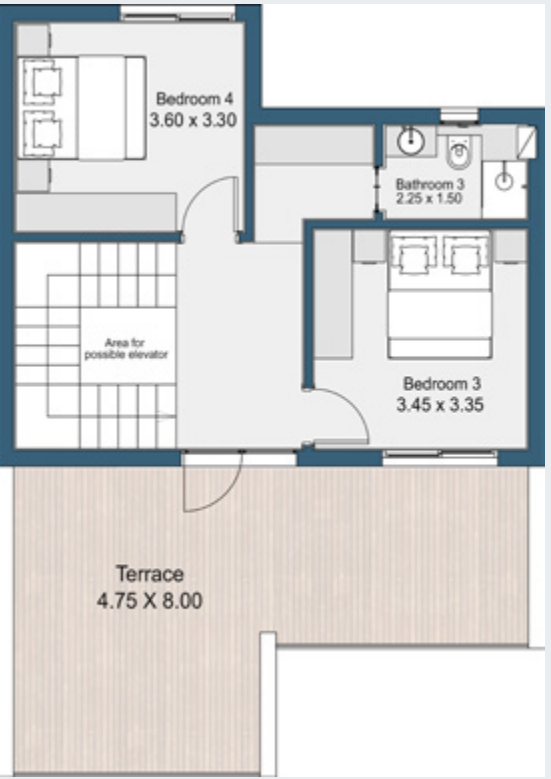
Bedroom 3	3.45x3.35
Bedroom 4	3.6x3.3
Bathroom 3	2.25x1.5



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



VILLA  
350 M<sup>2</sup>





FLOORPLANS

VILLA  
350 M<sup>2</sup>

Ground Floor

Reception	10.55x4x6
Kitchen	3.65x3.3
Guest toilet	2.27x1.45
Maid's room	2.05x2.05
Maid's toilet	1.45x1.45
Laundry	1.65x0.85
Master Bedroom	3.65x3.6
Master Bathroom	2.5x1.8

First Floor

Master Bedroom	6x4.15x3.35
Master Bathroom	2.8x1.8
Dressing	2.8x1.8
Bedroom 1	3.65x3.6
Bathroom 1	2.5x1.75
Bedroom 2	3.65x3.6
Bathroom 2	2.5x1.8
Living room	5.55x3.65

Second Floor

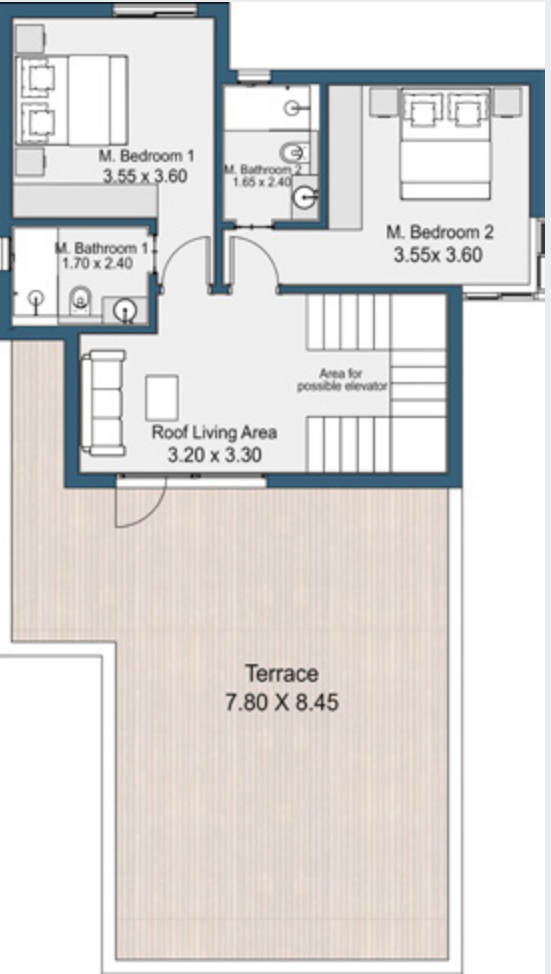
Bedroom 3	3.65x3.6
Bathroom 3	2.5x1.75
Bedroom 4	3.65x3.65
Bathroom 4	2.5x1.8
Roof Living area	4.1x2.5



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Tatweer<sup>MISR</sup>

## CREATING DESTINATIONS

Founded in 2014, Tatweer Misr is a leading real estate development company renowned for boasting a track-record of award-winning developments that offer a fresh, and innovative outlook on integrated luxury living. The company's remarkable growth journey can be attributed to a focus on sustainable development along with a solid foundation of conceptualizing exemplary projects that inspire tomorrow's lifestyles. Building on the business, and technical expertise of its major shareholders such as, Arafa, Daoud and Ahram Groups, Tatweer Misr has strongly emerged as one of Egypt's trusted developers in fulfilling the rising demand on mixed-use residential projects

that not only put signature contemporary architecture, iconic landscaping, and commercial integration at their forefront, but also commit to the highest standards of international quality.

Driven by a unique vision to deliver life's most treasured experiences at every doorstep, Tatweer Misr eagerly responds to customer-centric insights to master all facets of development; from construction, design and architecture, to landscaping, lifestyle facilities and amenities, delivering incomparable value for homeowners and shareholders alike.





# IT'S TIME TO COME HOME

Step into a world of serene magnetism & flow into an intimate lifestyle where natural beauty & limitless freedom intertwine, West of Cairo. Here, a casual morning stroll transforms into a crisp outdoor adventure across an eyeful of verdant landscapes, but most importantly, soul-stirring rivers that cut deep into central parks & airy villas of exclusive privacy. Rivers is in short; flowing serenity in 360 & top-class amenities that are exhilarating means of getting closer to a boutique community, as well as mother earth's virgin beauty.



Tatweer<sup>MISR</sup>