



1 Prime Location / 2 Connected Roads / 3 Central Access / 4 Low Density / 5 IHG Hospitality / 6 Signature Design

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- 1
- 2
- 3
- 4
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- 6
- 7
- 8

chapters

Turn the page to what's next.

*Destined to be
a landmark.*

JADEER.

Every chapter starts with a decision. A place to belong, a place to grow, and a place designed around what comes next. CHAPTERS introduces a new residential destination where thoughtful planning, hospitality, and everyday living come together to create a story worth living.

Every chapter starts with *a decision*.
A place to *belong*, a *place to grow*.

Inspired by the idea that life is made up of moments, milestones, and new beginnings, CHAPTERS is designed to grow alongside its residents. It is a place where routines become rituals, neighbors become community, and everyday experiences become part of a larger story.

//Chapter ⁽⁰¹⁾



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(01)

The Concept

Designed for Better Living

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CHAPTERS is a fully integrated residential destination spanning *33 acres* in a prime location within R8.

The project is carefully designed to balance comfort, efficiency, privacy, and lifestyle, creating a community centered around openness, greenery, and thoughtful planning.

It offers a low-density environment designed for better living.

**Large Highlights:*

*33 Acres /
15% Footprint /
85% Outdoor Experiences*

//Chapter (01)

Concept Before Design

At JADEER, we shape the concept before shaping the architecture.

I. Privacy Comes First

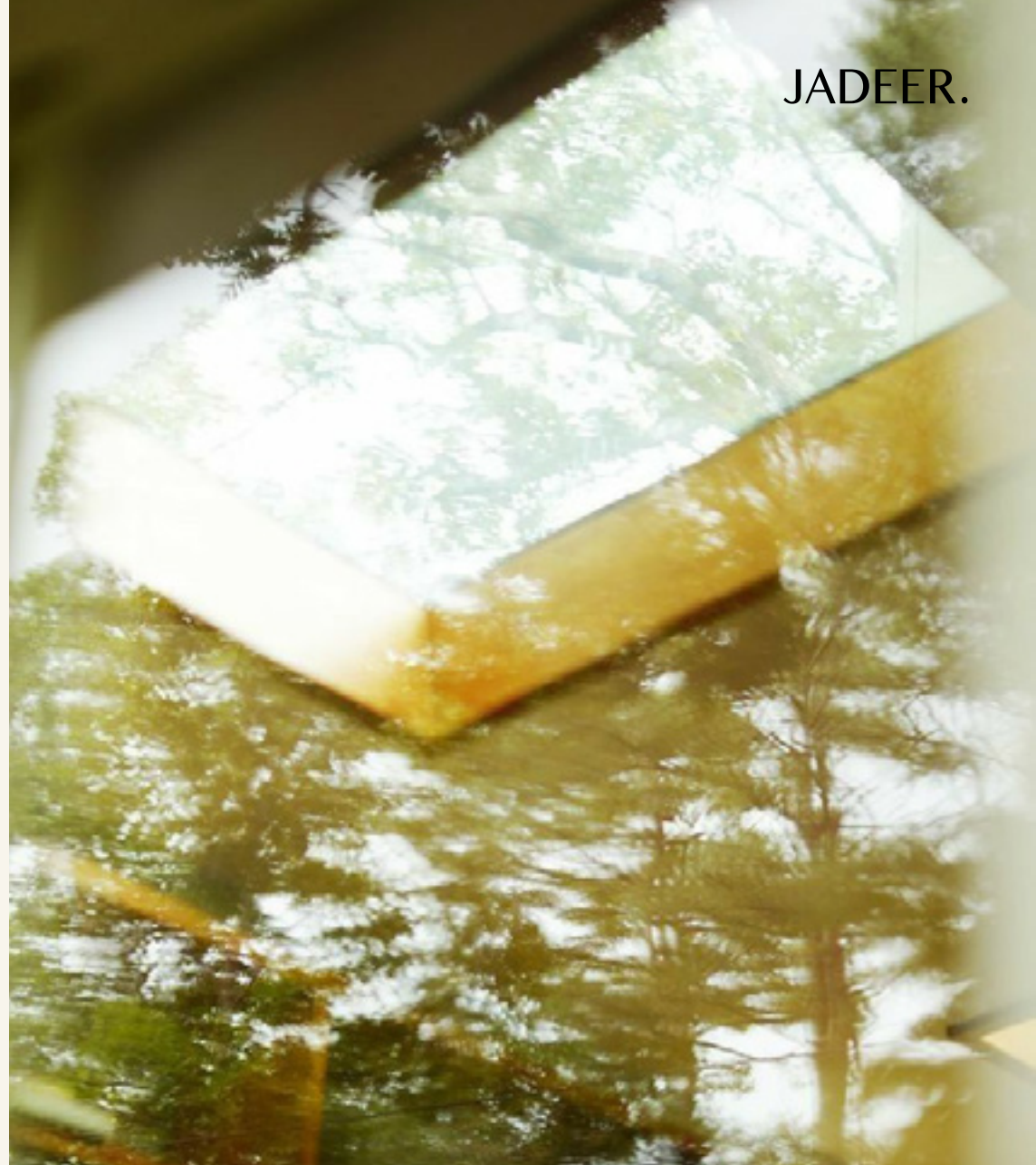
We Chose a Purely Residential Approach Because Privacy, Comfort, and Quality of Living Come First.

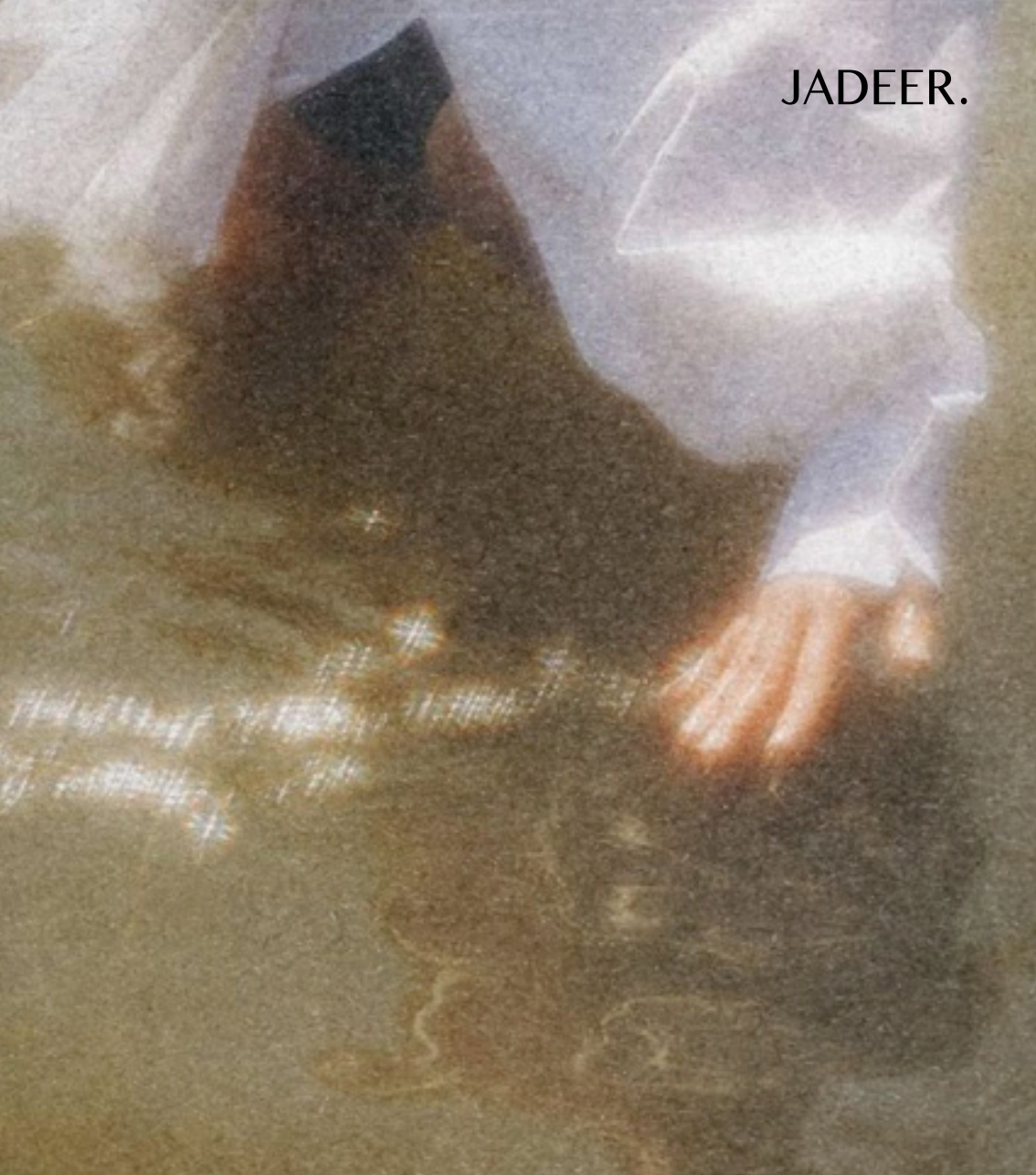
II. Creating the District's Anchor

Introducing a True Anchor Destination to the R8 Through Partnership with Hotel Indigo By IHG Hotels & Resorts to Reflect the Unique Character of the Project and the District.

//Chapter (01)

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III. Lower *Density*, Better *Living*

Planned with a Low-Density Ground + 6 Approach to Create a More Breathable and Comfortable, and Human-Centered Environment.

IV. Designed for *Future Generations*

Smart, Cozy Units Designed to Meet the Evolving Needs of Future Generations Through Intelligent Layouts and Efficient Use of Space.

//Chapter ⁽⁰¹⁾

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(02) *The Location*

About the District

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Clubs	2
Hotels	1
Universities	1
International Schools	12
Religious Attractions	2

2,500 Acres / **35** Acres
Total Land Area / Green Areas

1,620 Acres / **880** Acres
Residential Area / Services & Facilities

450,000 / **8** m
Avg Population / Land Elevation

41 / **13**
Current Projects / Service Areas



At the Heart of It All

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R7 District	3KM
Downtown	3KM
Governmental & Financial District	5KM
Masjid Misr	6KM
Cathedral of the Nativity of Christ	6KM
New Capital Airport	11KM



Best Land Plot in R8

Land M5 - New Administrative Capital

Strategically located in the heart of R8, offering direct access to main roads and key destinations, with seamless connectivity across the district.

//Chapter (02)

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(03) Masterplan

Masterplan Overview

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The project carefully balances residential buildings with expansive landscaped areas, water features, and community spaces to create a seamless living environment centered around wellness and connectivity.

** A masterplan
shaped around:*

Openness /
Greenery /
Movement /
Functionality

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//Chapter (03)

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(04) *A Global Standard*

The Anchor

A hospitality *Landmark*

Hotel Indigo is an upper upscale boutique hotel brand focused on creating a unique, locally inspired experience in every destination. Each hotel reflects the culture, neighborhood, and character of its surroundings, delivering a distinctive sense of place.

*A True Destination
Within the Destination.*

//Chapter (04)

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HOTEL
INDIGO
— BY IHG —

A Global Standard

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Fully operated and managed by IHG /
International service standards / Adds
strong investment value / Creates a unique
residential only + hospitality ecosystem /
Community service hub operated by IHG



//Chapter (04)

HOTEL
INDIGO
— BY IHG —

*First International Hotel
in R8 | 160 Rooms*



//Chapter (04)

JADEER.



REGENT



NIGNETTE
COLLECTION

KIMPTON
HOTEL & RESTAURANT

HOTEL
INDIGO

LUXURY & LIFESTYLE

PREMIUM

VOCO



CROWN PLAZA

ihl EVEN

ESSENTIALS



Garner

avid

SUITES

ATWELL
SUITES



CANDLEWOOD
SUITES

EXCLUSIVE PARTNERS



IHG | ONE
REWARDS

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(05) Low Density

The Living Philosophy

Low Density / G + 6 Floors

Enhanced community feel in a residential only compound, no commercial / lower density, higher privacy / better views, natural light, ventilation.

*15% Footprint /
85% Landscape &
Activities / Residential
Only Compound*

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*Delivering a More Exclusive and
Human Scale Living Experience.*

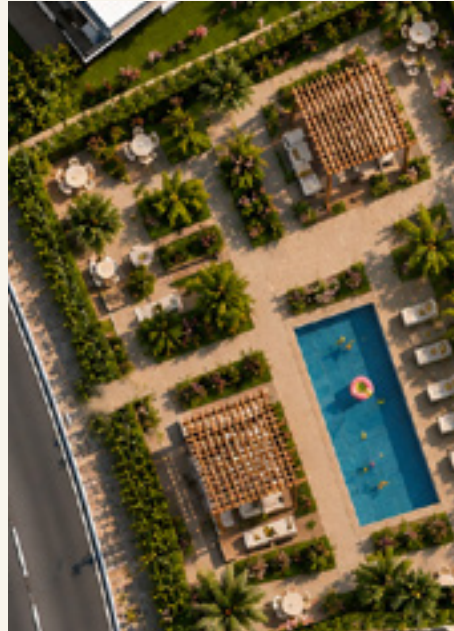
Luxury Amenities with Purpose

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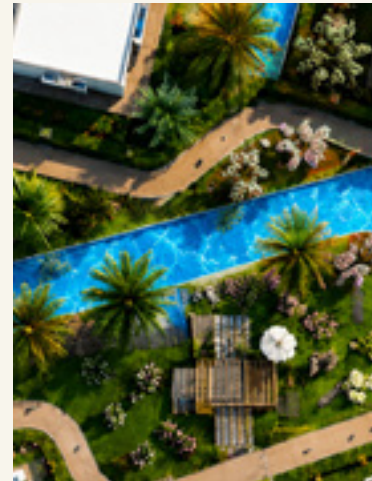
A curated set of amenities designed to balance luxury and everyday efficiency.



Jogging Track/
Walk, run & unwind



Splash Park/
Family time, elevated



Public Gardens/
A breath of nature



Cycling Tracks/
A route to wellness

*Every Element is
Designed to Enhance
Quality of Life, Not
Just Aesthetics.*



Underground Parking/
Seamless arrival



Electric Vehicle Chargers/
Future-ready convenience



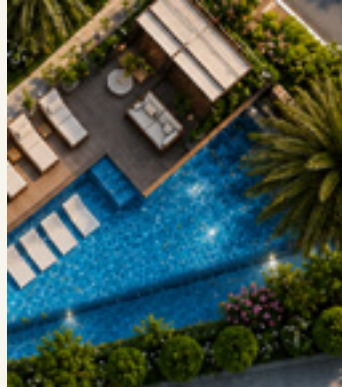
Gathering Area/
The community social heart



Water Features/
Tranquility in motion

The Club House

A refined social destination designed for connection and leisure, where residents can gather, relax, and create lasting memories.



Featuring a swimming pool and refined social spaces, the clubhouse offers the perfect setting to unwind, connect, and enjoy every moment.

//Chapter (05)



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(06) Design Signature

Design Signature

Designed by *Mimar Architecture*

Renowned for innovative, human-centric designs / focus on functionality, aesthetics, and sustainability / delivering a project with strong architectural identity.



//Chapter (06)

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mimar
Architecture & Engineering



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A welcoming entrance lobby leading to a smooth, well-designed corridor.



Entrance Lobby /
Corridor

//Chapter (06)



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(07) *Unit Types*

Unit Types

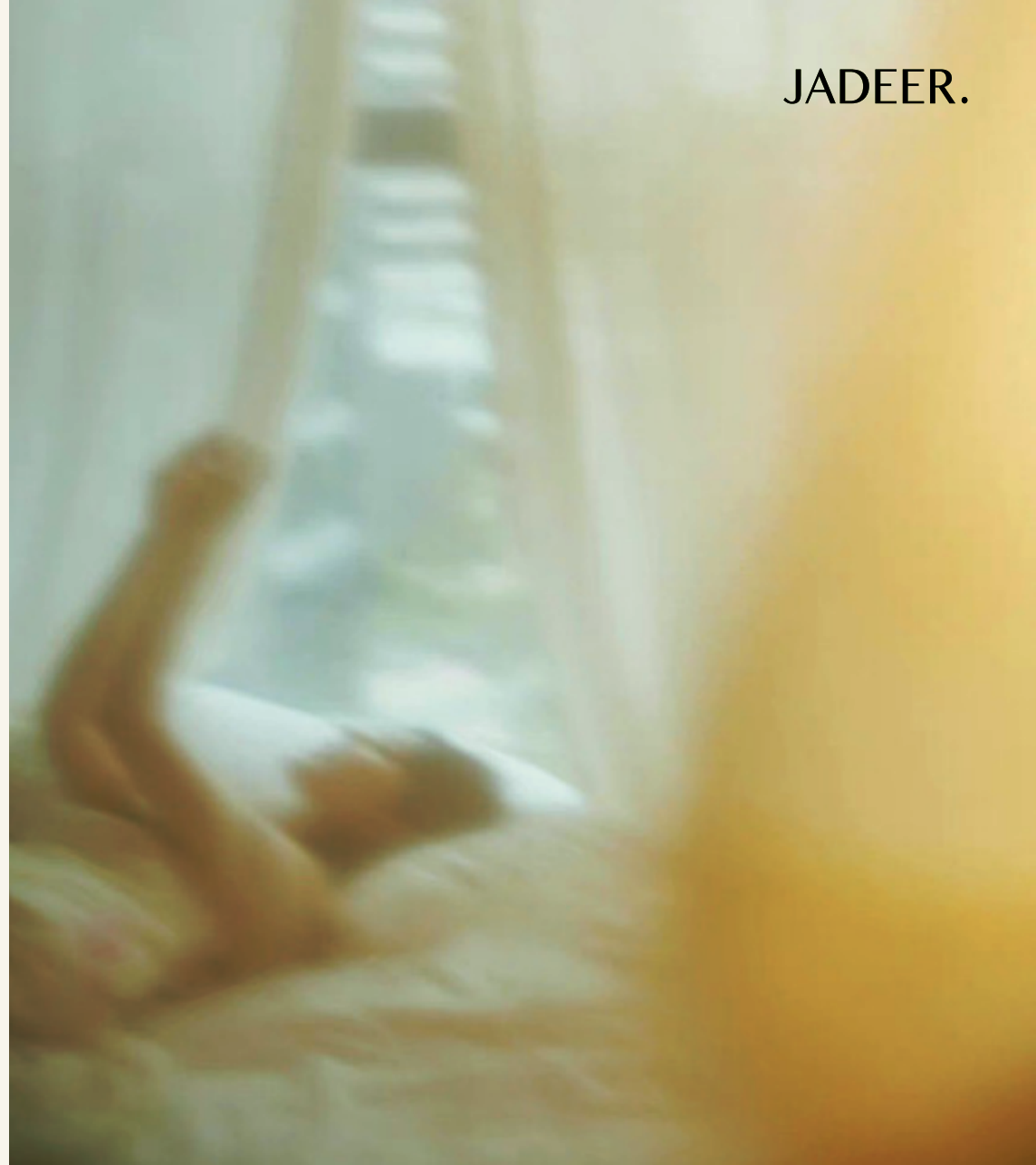
1	Bedroom
2	Bedrooms
3	Bedrooms
	Duplexes

Carefully Curated Unit Mix

Designed to serve both end-users and investors through smart layouts and optimized space efficiency.

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(08) *About JADEER*

The Developer Behind the Vision

About JADEER

JADEER marks a strategic evolution of a legacy built on expertise, structure, and long-term vision.

//Chapter (08)

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Through a unified framework, JADEER brings together Grow Construction and Pantera Studio as integrated subsidiaries under one clear mandate. Since 2006, JADEER has delivered projects defined by quality, innovation, and disciplined execution.

**Key Figures:*

8,000 Families /
10 Billion Landbank /
15 Billion Investments /
1,500 Units Sold /
110 Projects /
Since 2006 /

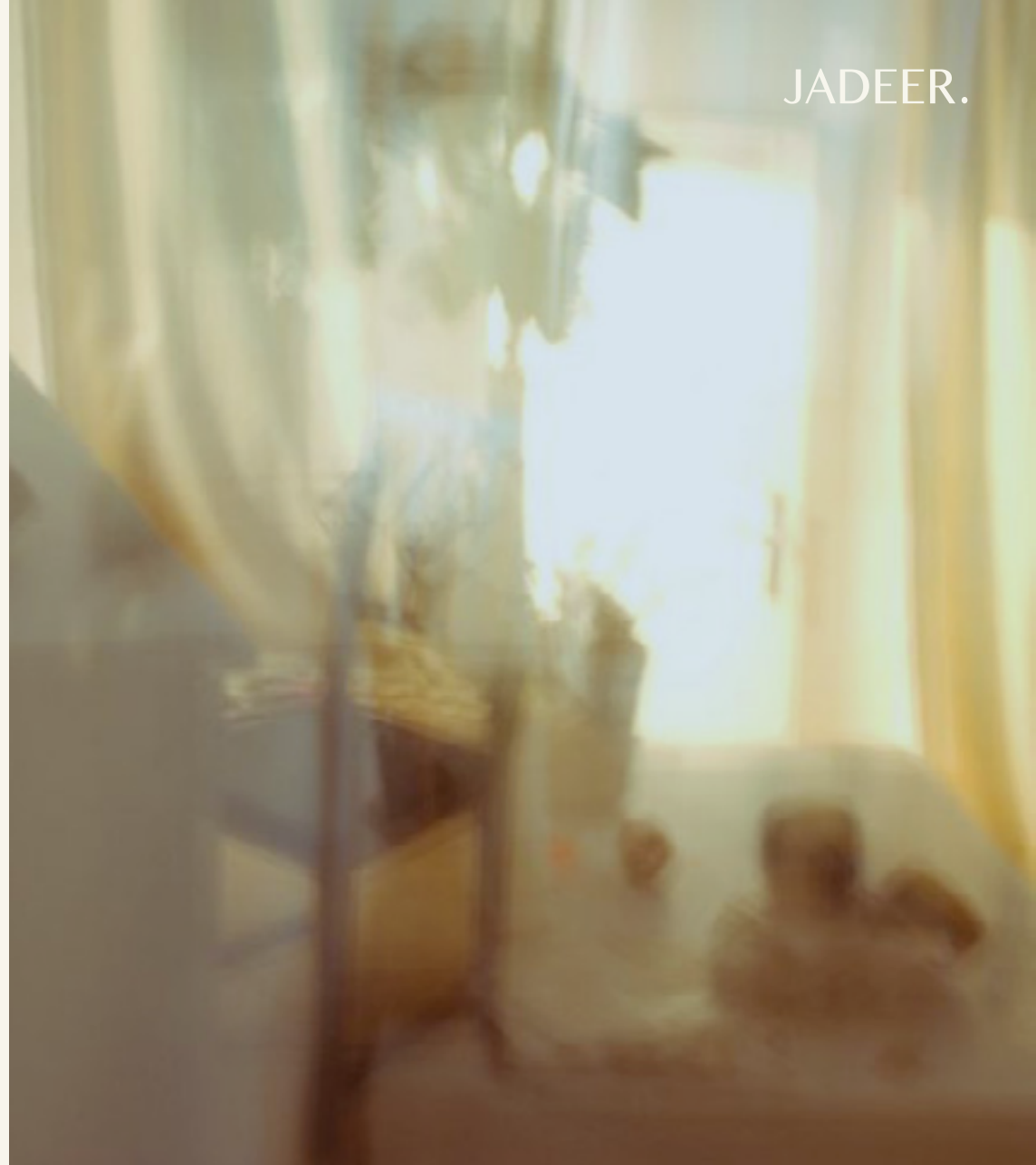
About JADEER

Today, JADEER strengthens this foundation through a diverse portfolio spanning administrative, commercial, serviced apartments, clinics, and residential compounds across New Cairo, 6th of October, Zayed and the New Administrative Capital, creating integrated developments that respond to contemporary needs.

*Delivering Sustainable,
Long-Term Value for
Communities.*

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JADEER Subsidiaries

Partners of *Success*

mimar
Architecture & Engineering

CBRE

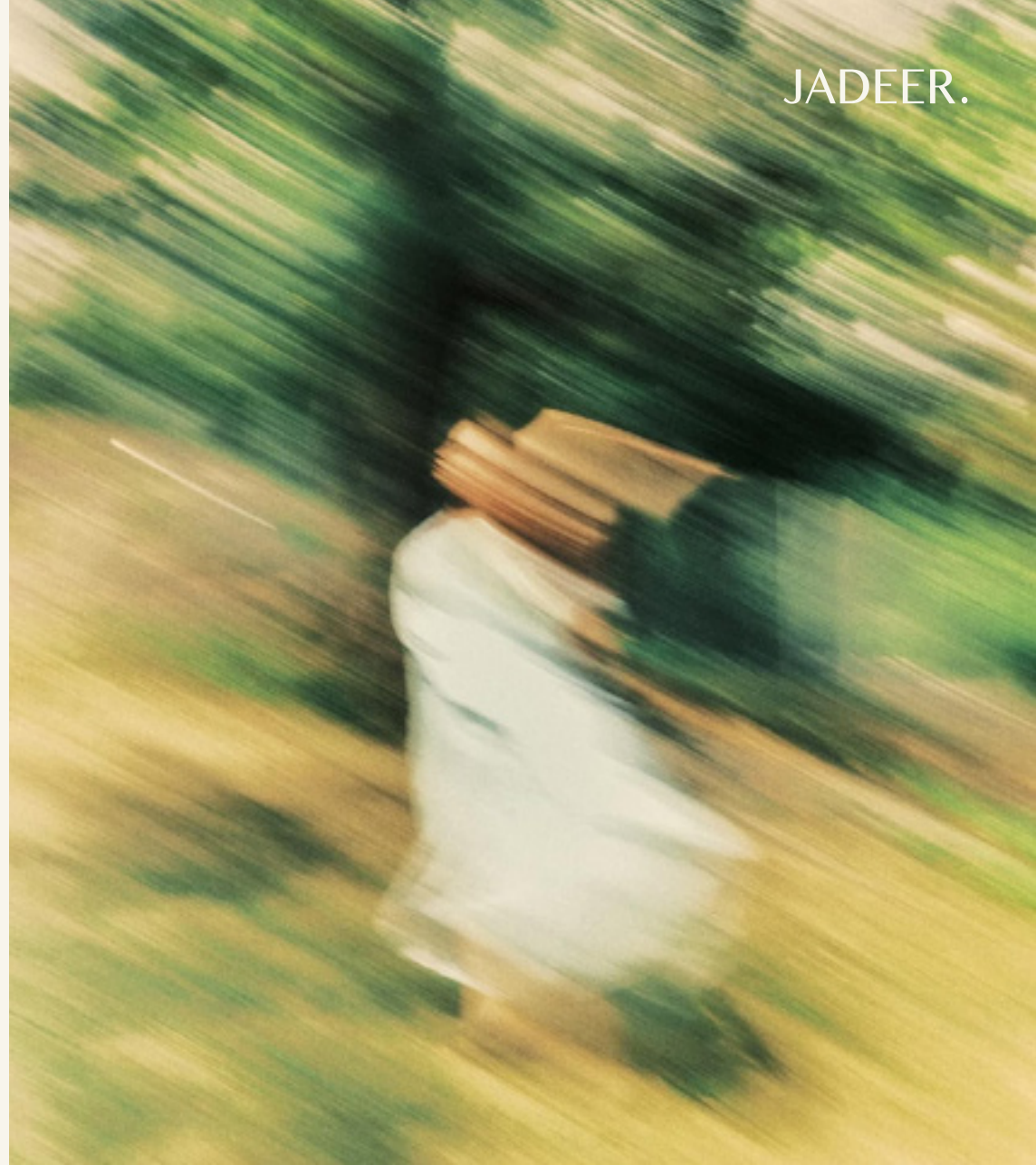
IHG
HOTELS & RESORTS

AVA
CREATIVE SOLUTIONS

*Guarantee / Reliability /
Professionalism /
World-Class Standards*

//Chapter (08)

JADEER.



JADEER.

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