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·Kardia·

new capital





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# Kardia

is the heart that creates links to everything. Links to earth, life, soul, and body. Links to the past, present, and the vivid vision of the future.

# About the developer



Established in 2020 by prestigious and reputable founders and partners, Capital Link is an entity that believes in creating a durable solid bond between the customer and the company. Grown during a critical time to challenge the Real Estate market in Egypt, the company has flourished to construct diverse contemporary projects that gather people's aspirations, and hence shape them into liveable buildings.

Capital Link caters to its clients every step of the way, from the moment they purchase their unit till the day they happily live in it. We, indeed, promise to give our beloved clients a delightful experience.

The company updates its strategic plans according to daily innovations and smart inventions; intending to stay abreast of the present and add value to the future.

The people of Capital Link are keen to offer a delectable experience to every person who chose to trust the company.

# Captial link Values

## **Devotion**

We are devoted, as we are renowned for adhering to our promises, and responsible for delivering the best quality to you.

## **Innovation & Sustainability**

We link between creativity and innovation, we always come up with all that is new.

## **Integrity**

Our morals revolve around converting your dreams into reality.

## **Human Centric**

Human welfare is our top priority, bearing in mind our employees & clients.



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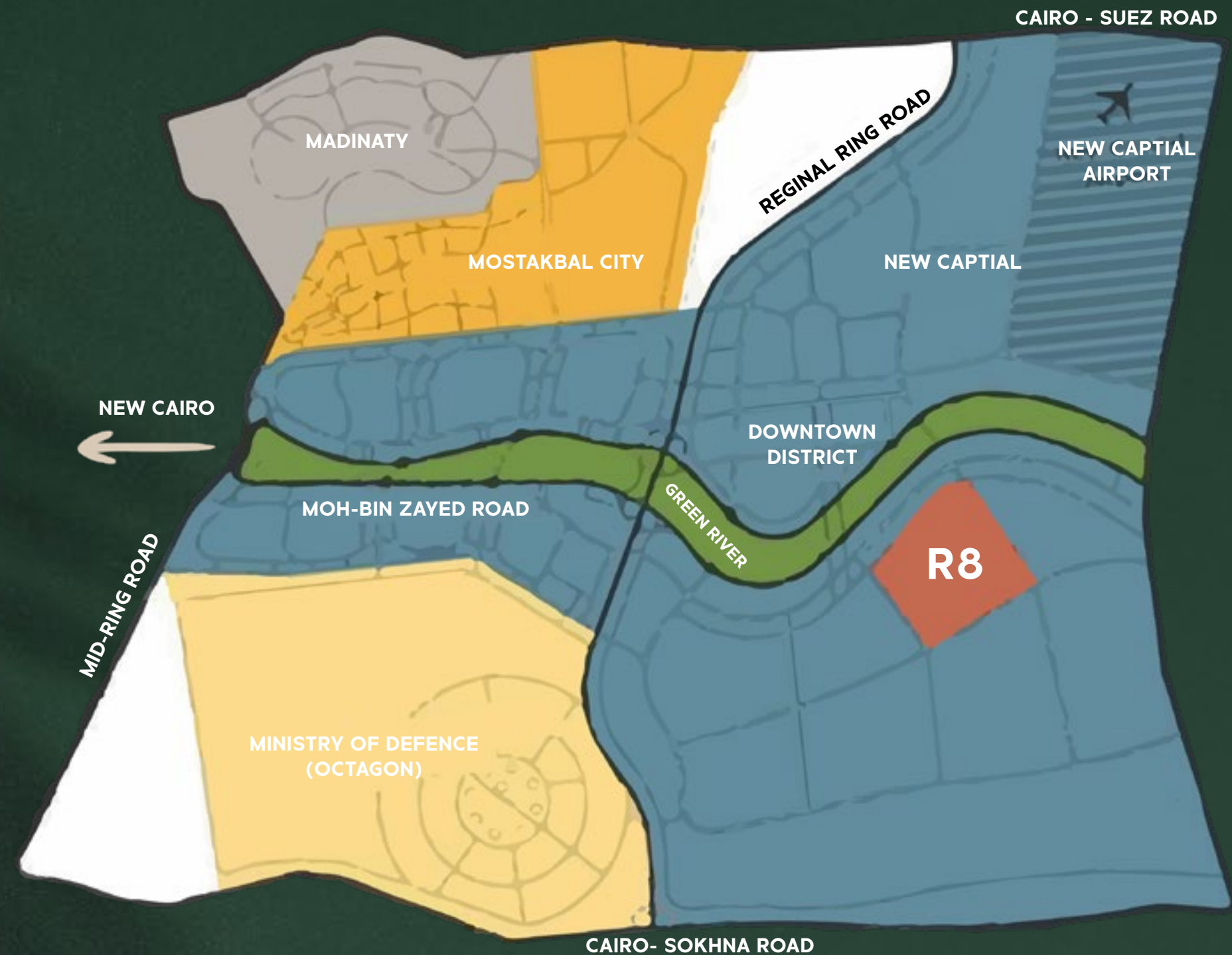
# КОНЦЕПТ



# Location

The whole country is heading towards the New Administrative Capital, and its visionary approach towards the future with smart solutions and the close-to-perfect infrastructure.

'Reachable' is the right word to describe Kardia. We are in the middle of the 'regional roads' triangle, you can easily reach the compound from the regional ring road, the Cairo-Suez road, and the Cairo-Ain Sokhna road.



# R8 MAP

Kardia is situated in the R8 among several residential projects, close to the green river and all the governmental entities.



# Masterplan

## Hub AXIS

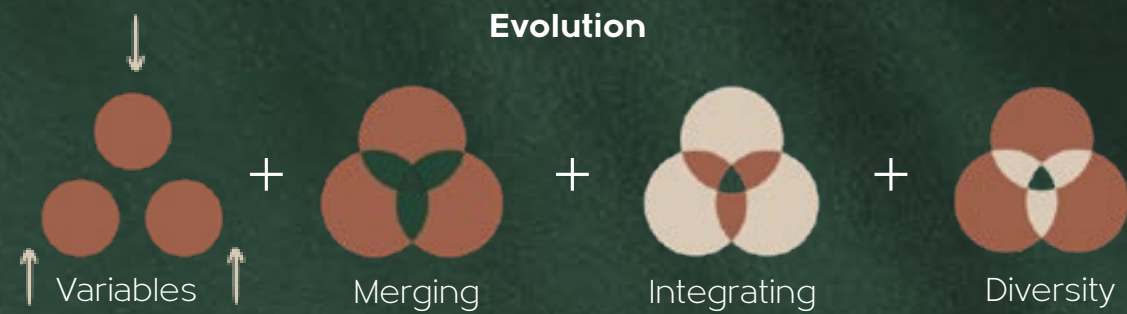
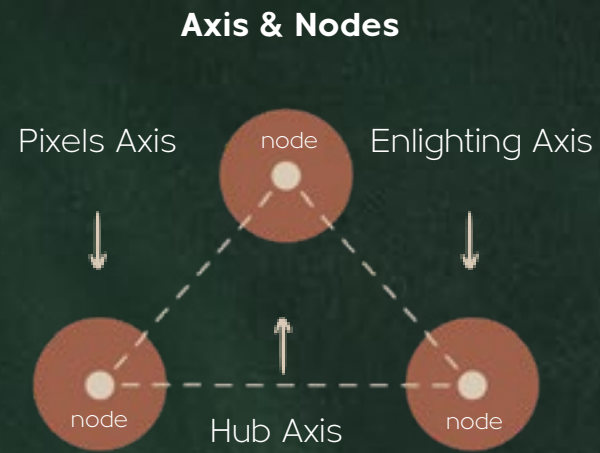
A hub that ends with a range of facilities including a paddle tennis court, an Olympic swimming pool, and also a covered swimming pool for women.

## Enlighting AXIS

The centerpiece ends with a large courtyard with water elements, a large swimming pool, and tech-seating areas for reading and relaxing.

## Pixels AXIS

An axis that ends with a large swimming pool and two large yards in which festive activities can be practiced, and dynamic seating areas commensurate with the nature of the yard.



# Features



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## Golden shower tree

One of the most splendid features of Kardia, is the rarely planted tropical flower that flourishes around the compound. For yellow lovers , the place will seem like heaven.

The Golden Shower which is natively Indian is a signature of Kardia, The tree's yellow leaves will surely create a beautiful landscape view all over the place, especially in spring and summer when it becomes all flowery and flourishing.

# Building Entrance



### A closer look at the details

The compound's intelligent lighting system is one of the most noteworthy to mention features. Night views will be breathtaking and mood soothing. The system is created with smart programs that control the whole compound.

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Lifestyle



# Gatherings

Social gatherings or in other words 'a strong community' is what Kardia is looking forward to achieving. Open-air gardens and Social Hubs will be enriched with laughs from every house.

Cycling around the compound with fresh air and fine arts all over the place will be the norm. Kardia gladly provides you with ample comfort along the walking tracks and covered swimming pools that will assure privacy.





# Kids Area



Unlike many other places, Kardia concentrates on how to form a joyful life for kids and a leisurely one for parents. Providing you with secured indoors and outdoors communities to let your child freely enjoy playing while being wholly protected.



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# Working space

Work-life cannot be bland or uncomfortable; Kardia follows a philosophy that provides everyone who needs to innovate, think or work with the proper space to do so.

# Sports

It requires no need for lengthy driving distances just to exercise, Kardia is a haven for you to enjoy a paddle tennis court with global measures, a well-prepared squash court along with walking and jogging tracks to practice your runs.



Covered swimming pool



Squash court



Paddle Tennis

# Sports Gyms & crossfit

People require a refreshing and wholesome routine through their daily life tasks, this is why Kardia offers a soothing lifestyle for you by providing modern indoor gyms along with ongoing Crossfit classes throughout the year.



Crossfit



Jogging Track



Indoors Gym



# Facilities



Fire Alarm



Fire-Fighting



Data



Generator



Solar Energy



CCTV System



Security



Roman Theater



MATV System

# Exteriors & Interiors



# Exteriors

*“The eyes admire before the soul”*

The Modern School of Architecture is an iconic art of the 21<sup>st</sup> century, especially with the sharp edges, imposing glass facades, and minimal designs.

Kardia's residential are where your eyes are pleased and your soul is satisfied.







# Interiors

**Opt for elegance and modernity**

The interiors are artistically designed with wide entrances and corridors inspired by royal residence, created with marble floors and lofty ceilings. A winning combination of modernity and maximalism.



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# Apartments

# Prototypes

Total Area 147.5 m<sup>2</sup>

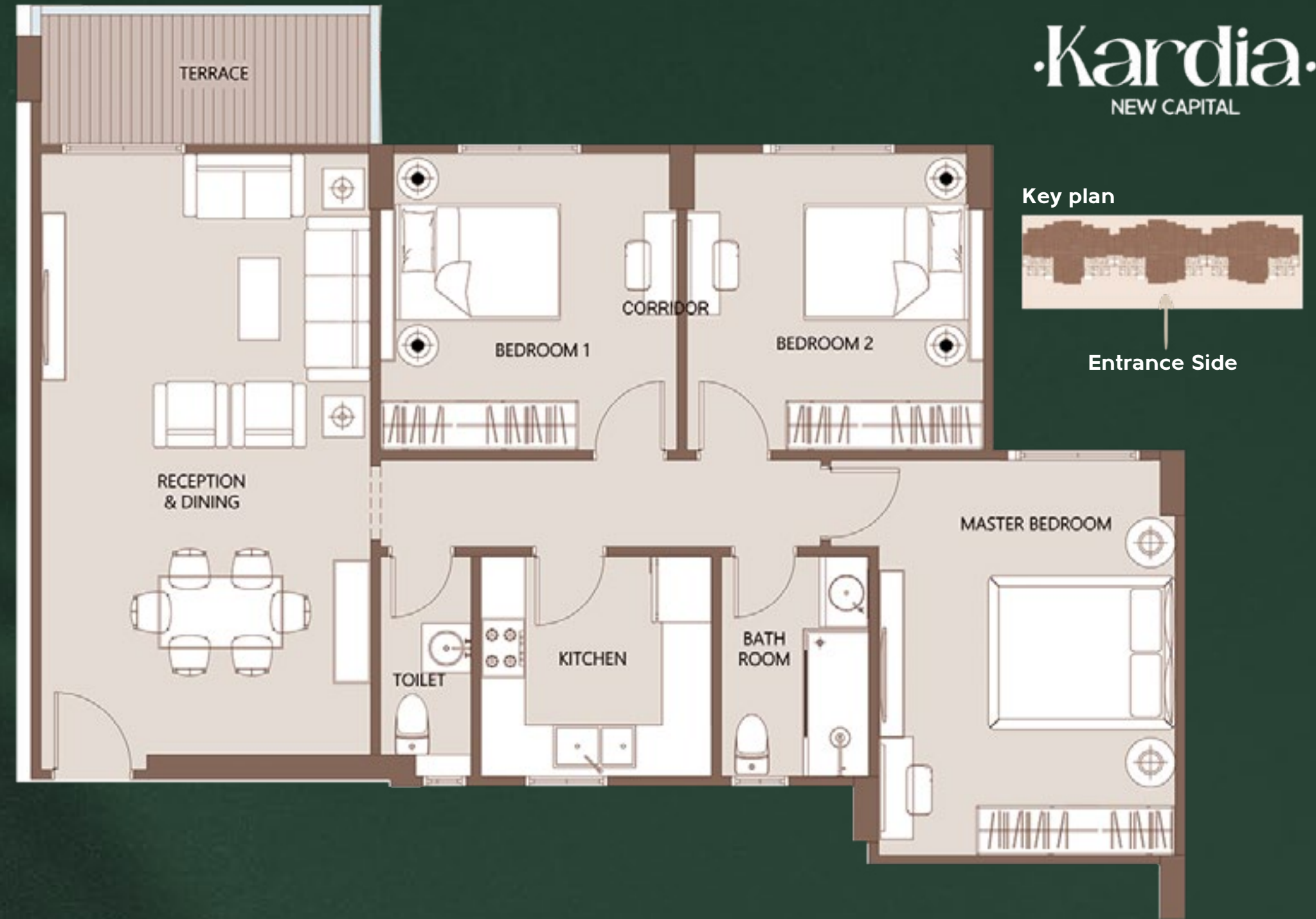
## Typical Floor

Reception & Dining	7.3 x 4.0m
Reception Terrace	1.7 x 4.0m
Bathroom	2.7 x 1.1m
Kitchen	2.7 x 2.8m
Bathroom	2.7 x 1.8m
Bedroom 1	3.6 x 3.6m
Bedroom 2	3.6 x 3.6m
Master Bedroom	4.8 x 3.6m
Corridor	1.1 x 5.3m

## DISCLAIMER

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CAPITAL LINK reserves the right to make minor modifications without prior notice. Unit floor plan might be mirrored according to its location in the layout.



**Total Area** 167.6 m<sup>2</sup>

**Typical Floor**

Reception & Dining	7.9 x 4.0m
Reception Terrace	1.5 x 4.0m
Bathroom	2.7 x 1.1m
Kitchen	2.7 x 2.8m
Bedroom 1	3.8 x 3.6m
Bedroom 2	3.8 x 3.6m
Bathroom	2.7 x 1.8m
Master Bedroom	4.8 x 3.6m
Master Dressing room	2.3 x 2.1m
Master Bathroom	2.3 x 1.8m
Master Bedroom Terrace	1.3 x 2.2m
Corridor	1.1 x 6.1m



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Total Area 188.6 m<sup>2</sup>

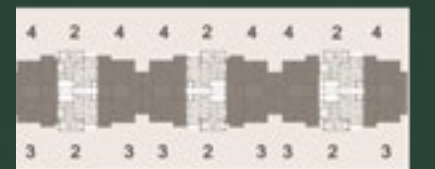
**Typical Floor**

Lobby	2.1 x 2.0 m
Reception & Dining	7.8 x 4.2 m
Reception Terrace	1.5 x 4.2 m
Bathroom	1.1 x 2.0 m
Kitchen	3.3 x 3.0 m
Living Room	2.5 x 3.0 m
Bedroom 1	3.6 x 4.1 m
Bedroom 2	3.6 x 3.6 m
Bathroom	1.9 x 2.2 m
Master Bedroom	3.6 X 3.8 m
Dressing Room	1.9 x 1.5 m
Master Bathroom	1.9 x 2.2 m
Master Bedroom Terrace	1.4 x 1.3 m
Corridor	3.6 X 1.1 m
Storage	1.2 x 1.3 m

**Kardia.**  
NEW CAPITAL



**Key plan**



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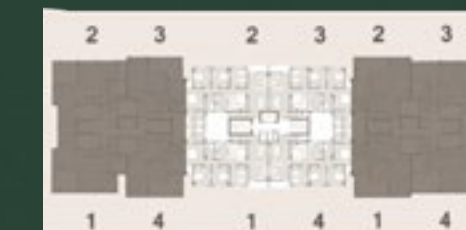
Total Area **221.7 m<sup>2</sup>**

**Typical Floor**

Reception & Dining	7.4 x 4.3m
Reception Terrace	1.5 x 4.2m
Bathroom	1.3 x 2.4m
Kitchen	3.2 x 3.1m
Living Room	3.4 x 3.5m
Master Bedroom	4.2 x 3.7m
Dressing Room	3.1 x 1.7m
Master Bathroom	3.1 x 1.9m
Master Bedroom Terrace	1.4 x 1.3m
Bathroom	3.2 x 1.9m
Bedroom 1	3.8 x 3.6m
Bedroom 2	3.8 x 3.6m
Bedroom 3	3.8 x 3.6m
Corridor	1.1 X 8.6m
Entrance	1.3 X 2.4m



**Key plan**



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# Duplexes



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# Total Area

287.4 m<sup>2</sup>

## Typical Floor

### Lower floor

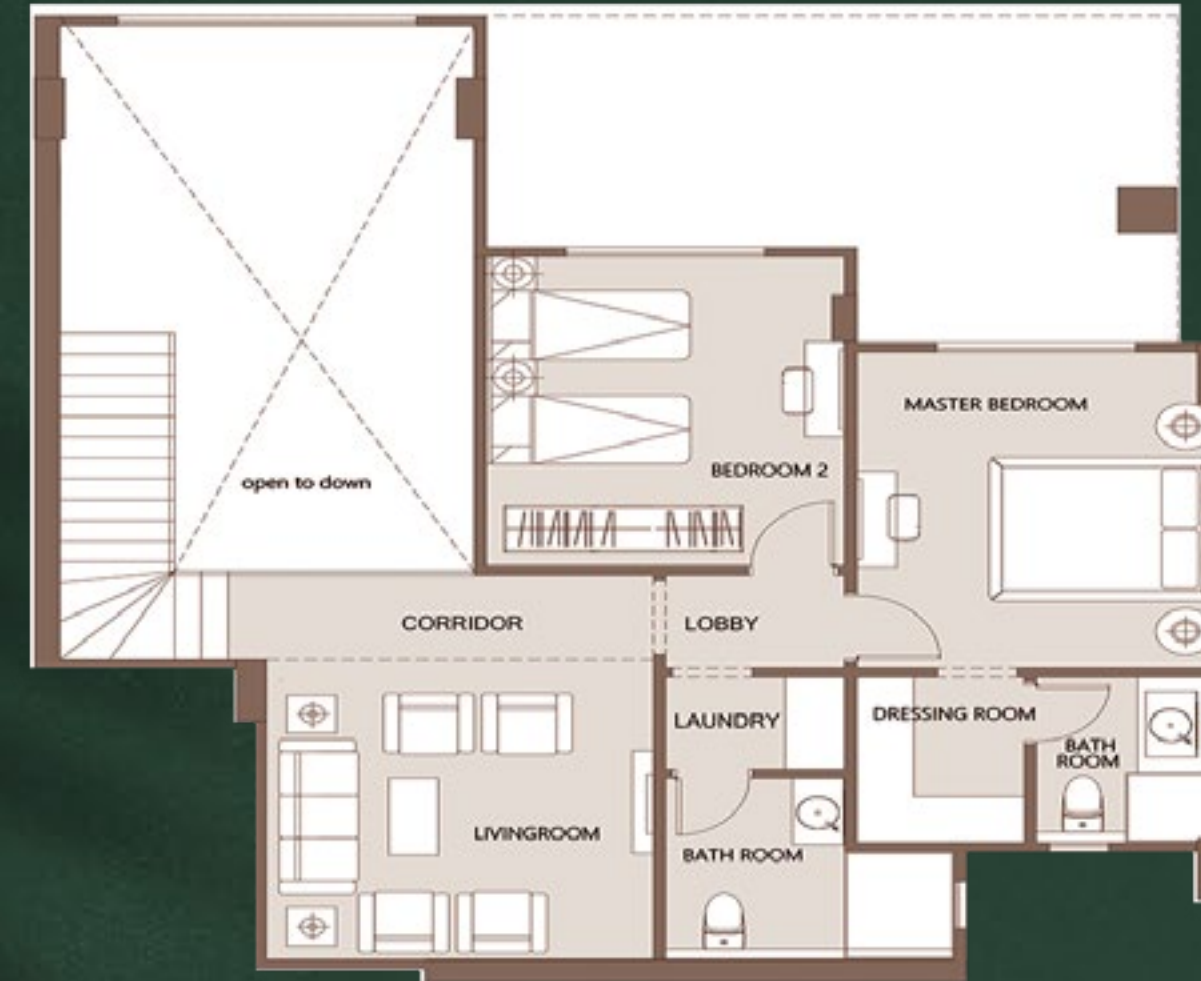
Reception & Dining	8.2 x 7.9m
Reception Terrace	4.2 x 6.9m
Bathroom	1.4 x 2.1m
Kitchen	3.6 x 2.9m
Bedroom 1	4.1 x 3.6m
Bathroom	2.2 x 1.7m
Maid's Room	2.2 x 1.8m
Maid's Room Bathroom	2.2 x 1.0m

### Upper floor

Bedroom 2	4.0 x 3.6m
Bathroom	2.4 x 2.9m
Living Room 1	3.9 x 3.9m
Master Bedroom	4.1 x 3.6m
Dressing Room	2.2 x 1.7m
Master Bathroom	1.8 x 2.2m
Corridor	1.1 x 4.3m
Lobby	1.2 x 1.8m
Laundry	1.2 x 1.8m

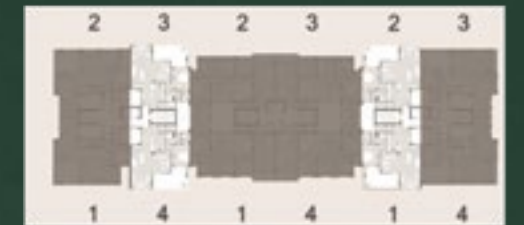


LOWER FLOOR



UPPER FLOOR

## Key plan



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**Total Area**      **298.6 m<sup>2</sup>**

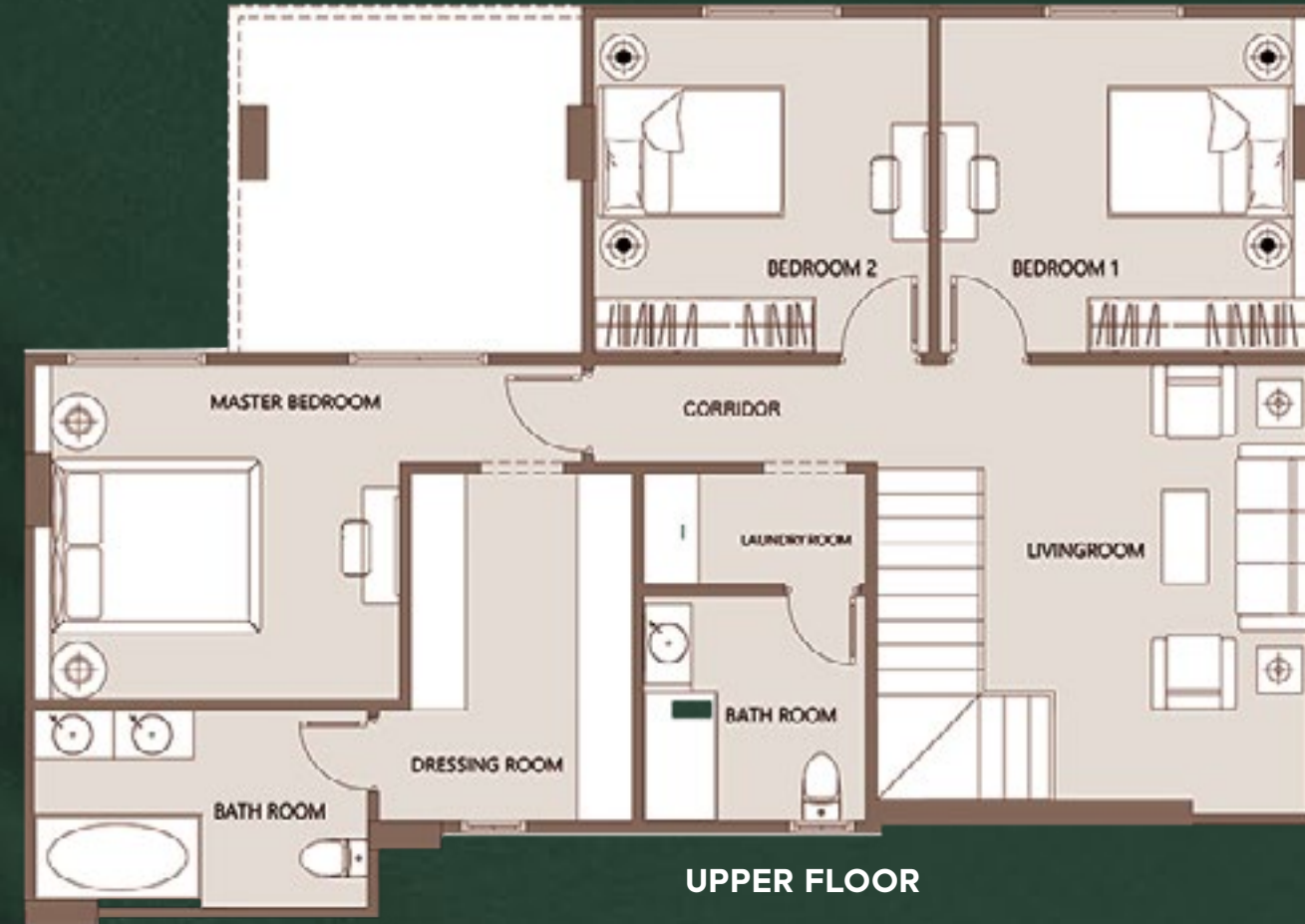
**6<sup>th</sup> Floor**

**Lower floor**

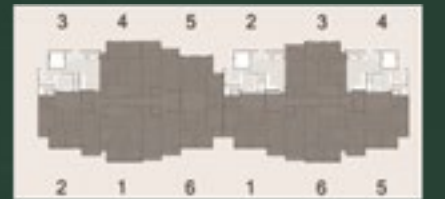
Reception & Dining	8.4 x 7.7m
Reception Terrace	3.7 x 3.7m
Bathroom	2.2 x 1.4m
Kitchen	4.0 x 3.7m
Living Room	3.6 x 3.7m
Maid's Room	2.1 x 1.7m
Maid's Room Bathroom	1.1 x 1.8m
Power Room	1.4 x 1.4m

**Upper floor**

Bedroom 1	3.6 x 4.0m
Bedroom 2	3.6 x 3.6m
Bathroom	2.4 x 2.5m
Master Bedroom	3.6 x 4.1m
Master Dressing	3.7 x 2.3m
Master Bathroom	2.1 x 3.6m
Living Room	3.7 x 3.0m
Laundry	2.4 x 1.0m
Corridor	1.1 x 4.2m



**Key plan**



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**Total Area** 337 m<sup>2</sup>

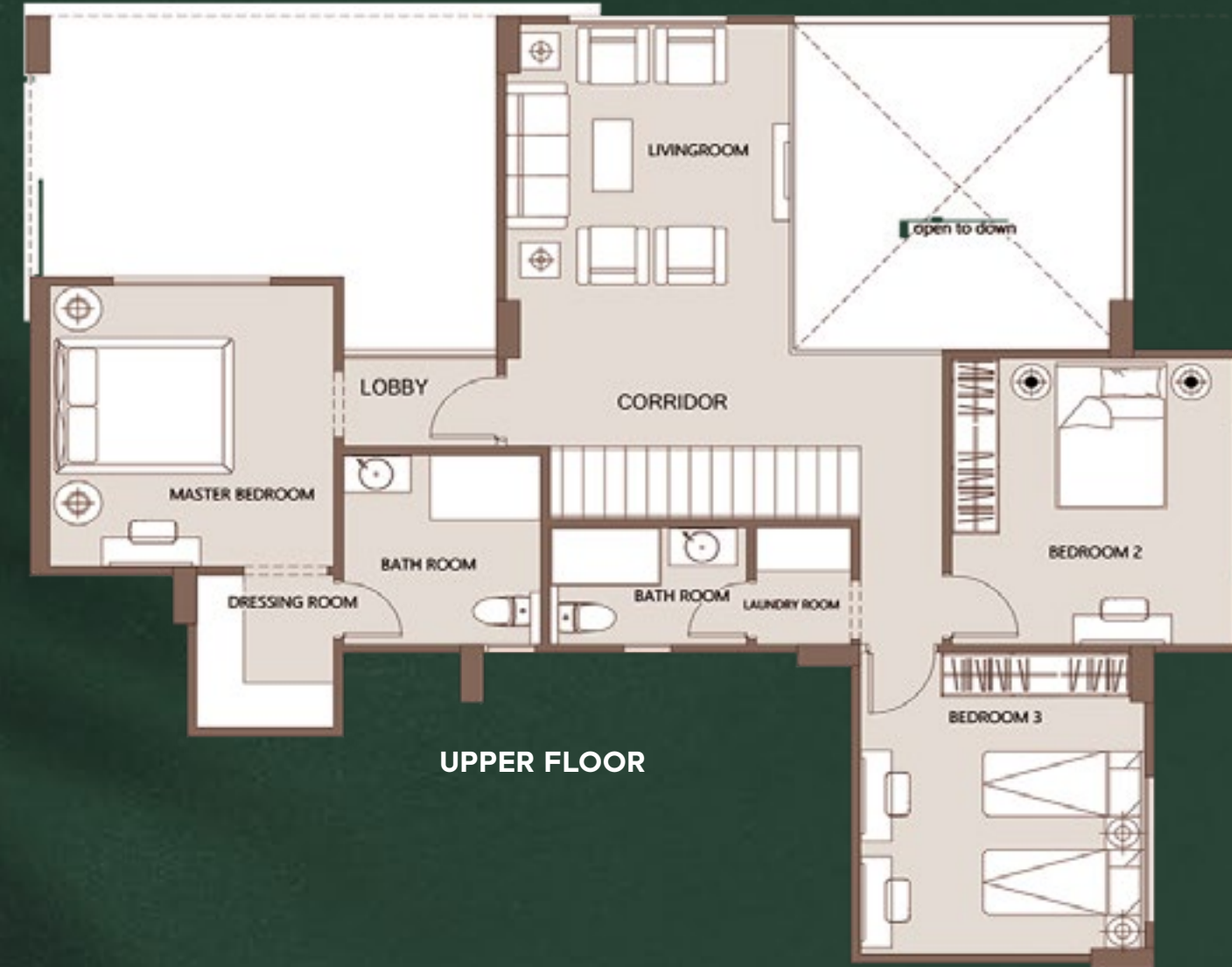
**Typical Floor**

**Lower floor**

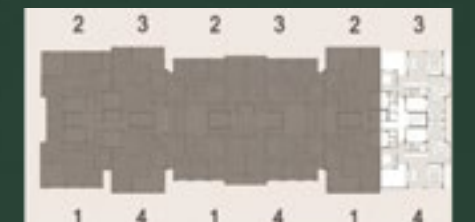
Reception & Dining	5.8 x 7.8 m
Reception Terrace	4.6 x 5.7 m
Bathroom	1.6 x 1.3 m
Kitchen	4.3 x 3.6 m
Living Room	3.9 x 3.7 m
Living Room Terrace	4.6 x 1.4 m
Maid's Room	1.6 x 2.0 m
Maid's Room Bathroom	1.6 x 1.2 m
Bedroom 1	3.9 x 3.6 m
Bedroom 1 Bathroom	2.0 x 1.7 m

**Upper floor**

Bedroom 2	3.9 x 3.6m
Bedroom 3	4.3 x 3.6m
Bathroom	1.6 x 2.5m
Living Room	4.6 x 3.6m
Master Bedroom	3.9 x 3.6m
Dressing Room	2.1 x 1.7m
Master Bathroom	2.6 x 2.5m
Corridor	1.3 x 5.7m
Lobby	1.2 x 1.9m



**Key plan**



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**Total Area** 337.1 m<sup>2</sup>

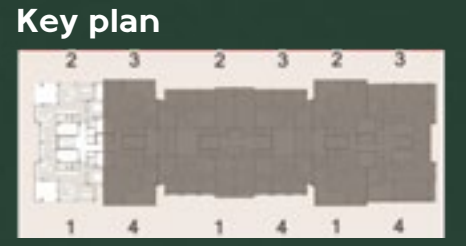
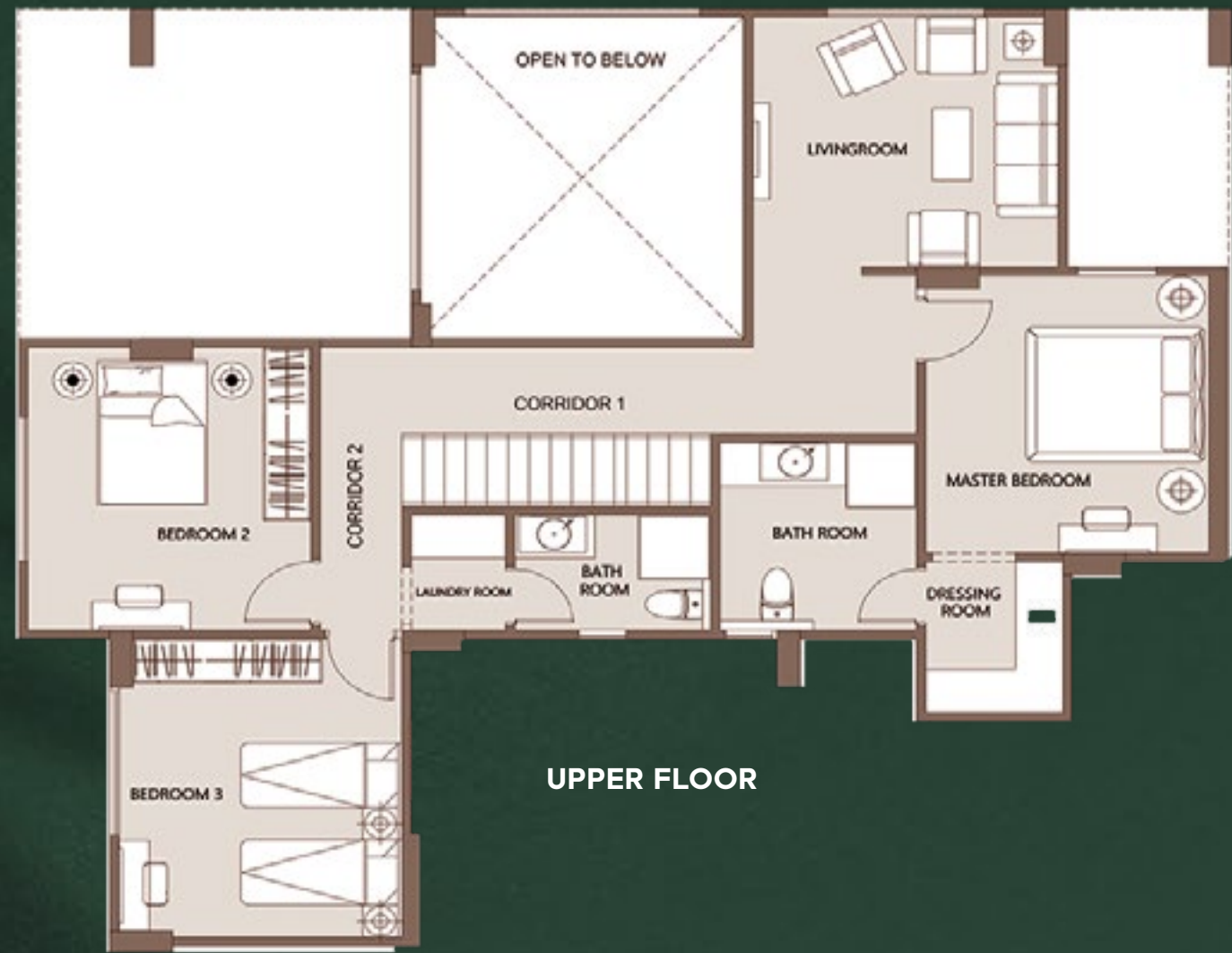
**Typical Floor**

**Lower floor**

Reception & Dining	5.8 x 8.1m
Reception Terrace	4.6 x 5.0m
Bathroom	1.6 x 1.4m
Kitchen	4.3 x 3.6m
Living Room	3.9 x 3.6m
Maid's Room	1.6 x 2.0m
Maid's Room Bathroom	1.6 x 1.2m
Bedroom 1	3.9 x 3.6m
Bathroom	2.0 x 1.7m
Bedroom Terrace	3.6 x 1.8m

**Upper floor**

Bedroom 2	3.9 x 3.6m
Bedroom 3	4.3 x 3.6m
Bathroom	1.6 x 2.5m
Living Room	3.5 x 3.9m
Master Bedroom	3.6 x 3.9m
Master Dressing Room	2.1 x 1.7m
Master Bathroom	2.6 x 2.5m
Corridor 1	1.2 x 7.6m
Corridor 2	1.1 x 3.9m



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# Partners

 **HAFEZ  
CONSULTANTS**  
MOHAMED ESSAM HAFEZ  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS



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